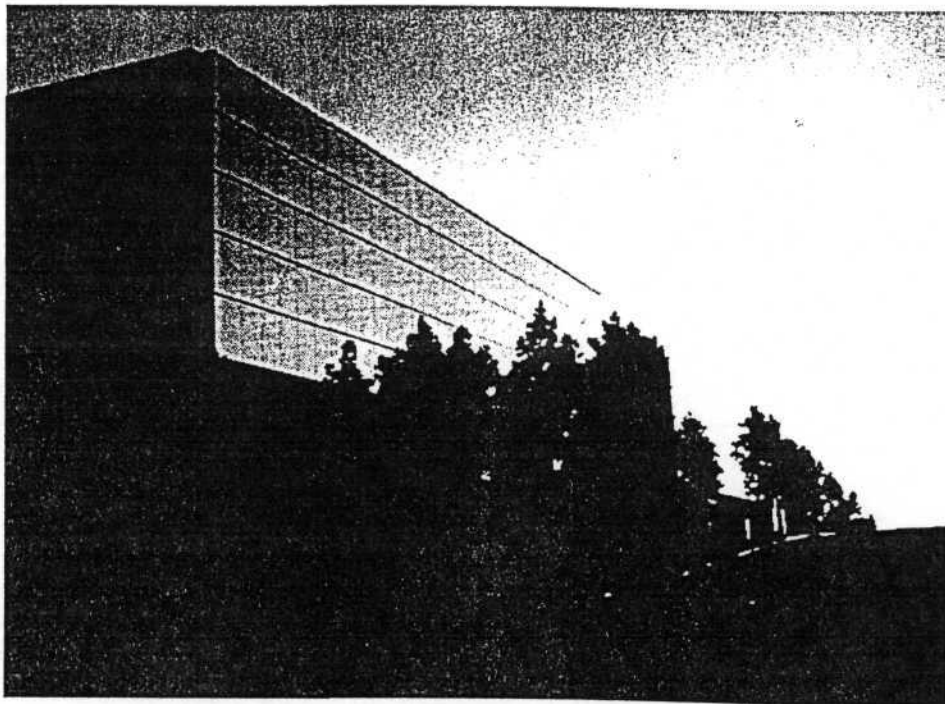


# Kearny Mesa

## Public Facilities Financing Plan

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Fiscal Year 2003  
July 2002



City of San Diego  
Planning Department  
Facilities Financing

RESOLUTION NUMBER R-296959

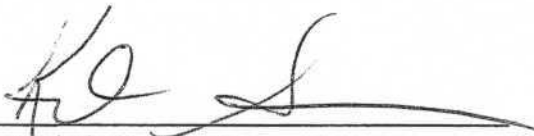
ADOPTED ON AUGUST 05, 2002

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN  
DIEGO APPROVING THE KEARNY MESA FACILITIES  
FINANCING PLAN.

BE IT RESOLVED, by the Council of the City of San Diego, that it approves the document titled "Kearny Mesa Public Facilities Financing Plan, Fiscal Year 2003," dated July 2002, a copy of which is on file in the office of the City Clerk as Document No.RR-296959.

APPROVED: CASEY GWINN, City Attorney

By



Kristin Schenone  
Deputy City Attorney

KS:mm  
07/11/02  
09/23/02 (REV.)  
Or.Dept:Plann.  
R-2003-120  
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# Table of Contents

## Kearny Mesa - Summary

General .....	1
Development Forecast and Analysis .....	1
Periodic Revision .....	2

## Kearny Mesa - Existing Public Facilities & Future Needs

Transportation .....	2
Library.....	2
Park and Recreation .....	2
Fire Protection .....	3

## New Century Center - Summary

Background .....	4
------------------	---

Table 1 - New Century Center Transportation Phasing Plan.....	5
---	---

## Kearny Mesa - Public Facilities Financing Plan

Financing Strategy.....	6
General Assumptions and Conditions .....	9

Summary of Facilities Needs.....	10
----------------------------------	----

Figure 1 - Community Boundary Map .....	11
---	----

Figure 2 - Facilities Index Map.....	12
--------------------------------------	----

Table 2 - Kearny Mesa Facilities Summary .....	13
--	----

## Development Impact Fee Determination

Background .....	17
Distribution of Project Costs and Fee Determination .....	17
Transportation .....	17
Libraries .....	18
Park and Recreation .....	18
Fire Facilities.....	18

Development Impact Fee Schedule .....	19
---------------------------------------	----

## Capital Needs Details

Transportation .....	21
Libraries .....	55
Park and Recreation .....	56
Fire Facilities.....	63

Kearny Mesa Planning Group Letter .....	65
---	----



## **Kearny Mesa - Summary**

### **General**

The PROGRESS GUIDE AND GENERAL PLAN (General Plan) for the City of San Diego recommends the division of the City into planning areas which are designated as Urbanized, Planned Urbanizing and Future Urbanizing areas. Urbanized areas include the central portion of San Diego as well as the remaining older sections of the City. Planned Urbanizing areas consist of newly developing communities. Future Urbanizing areas include land that is primarily undeveloped.

The Kearny Mesa area is a major industrial and commercial employment center and is considered an Urbanized area. This document sets forth the major public facilities needs in the areas of transportation (streets, storm drains, traffic signals, etc.), fire protection, libraries, and park and recreation.

The facilities included in this Financing Plan will be needed over the next approximately twenty years when the ultimate build-out of the community is expected. The Kearny Mesa Community Plan is a guide for future development within the community and serves to determine the public facility needs reflected in this document. The City Council has previously adopted impact fees to help mitigate the cost of the public facilities necessitated by development in the community. Impact fees for residential and commercial/industrial development was adopted on October 6, 1992 by Resolution No. 280822 for the Kearny Mesa Community Plan area. The fees were revised by the City Council on January 30, 1996 by Resolution No. 286861. This document provides the basis for a revision of the impact fees for the Kearny Mesa Community.

### **Development Forecast and Analysis**

The Kearny Mesa Community Plan is a comprehensive policy guide for the physical development of the Community. The Kearny Mesa Community is generally bounded on the north by SR-52, on the south by Aero Drive, on the east by I-15 and on the west by I-805. Also included in the planning area are the properties extending to Friars Road along the western edge of I-15.

Currently, the Kearny Mesa Community contains 3,608 acres of industrial, office, warehousing, commercial, retail, airport, open space, and residential uses. There are approximately 39,519,000 square feet of industrial, office, warehouse, commercial and retail development employing approximately 80,000 employees. In addition, there are 1,726 dwelling units with a total population of approximately 4,675. Redevelopment of the former General Dynamics site per the approved Master Plan will add an additional 1,000 to 1,600 residential units to the area, increasing the population by 2,000 to 3,500 persons. An additional 4,603,000 square feet of non-residential development will take place. Accordingly, it is estimated that combined residential and non-residential development will result in an

increase of 11,000 Average Daily Trips, from 616,932 existing to approximately 627,932 Average Daily Trips at community build-out.

## **Periodic Revision**

To ensure that this program maintains its viability, this plan may be periodically revised to include, but not necessarily limited to, Council changes (amendments) to the Community Plan.

# **Existing Public Facilities & Future Needs**

## **Transportation**

Kearny Mesa is served by a transportation network which consists of automobile and public transportation systems, a bicycle system, and a pedestrian circulation system. Additional transportation improvements will be necessary to meet the needs of future development.

Traffic volumes, level-of-service, and completion of street systems dictate transportation improvements in Kearny Mesa. Improvements will be funded through a combination of Development Impact Fees (DIF) and other funding sources yet to be determined. Please refer to page 6 for a listing of possible alternative funding sources. Additional information on Transportation Improvements is provided in Table 2 and the detailed project sheets beginning on page 21.

## **Library**

The Kearny Mesa Community is currently served by the 4,860 square foot Serra Mesa library, located on Sandrock Road and built in 1963. A new 15,000 square foot library, the Serra Mesa/Kearny Mesa Library, will be built on Aero Drive. Groundbreaking is set for late 2002.

## **Park and Recreation**

There are no public park areas in Kearny Mesa. Active recreation for youth groups is served by Hickman Field, a privately owned youth sport facility in the Kearny Mesa area. Additional city parklands are located in the Serra Mesa Area: Serra Mesa Community Park Recreation Building, Community Swimming Pool, Serra Mesa Community Park Development, and Jones Elementary School Turfing.

Park and Recreation needs, which are based on General Plan standards, and are consistent with the community plan, consist of the acquisition and development of a park, a recreation center, and the expansion of existing facilities. The projects are further described in Table 2 and the detailed project sheets beginning on page 55.

## **Fire Protection**

There are currently two (2) fire stations located within the Kearny Mesa Community Planning Area: Station 28, located at Aero Drive and Kearny Villa Road, serves Kearny Mesa east of SR 163. Station 36, located in Eastern Clairemont at Chateau Drive and Mt. Abernathy Avenue, serves Kearny Mesa west of SR-163. No net increase in the number of stations will be required. However, Fire Station #28 will be relocated and may include a helicopter support facility and landing pad. Fire Station #36 will be renovated.

## **New Century Center - Summary**

### **Background**

New Century Center was originally approved in 1997 as a 242-acre retail, commercial and industrial master planned community on property previously owned by General Dynamics. The site is bounded by Clairemont Mesa Boulevard to the north, State Route 163 and Kearny Villa Road to the west, Ruffin Road to the east, and Balboa Avenue to the South.

The City of San Diego entered into a Development Agreement, Document 00-18448 adopted on December 2, 1997, with General Dynamics. Major benefits for the Kearny Mesa community as a result of the Development Agreement include:

1. A master planned office and industrial development of approximately 4,500,000 square feet and 998 residential units replacing the 2,500,000 square feet of office and manufacturing space
2. \$500,000 contribution for the Kearny Mesa/Serra Mesa library
3. \$500,000 for community related facilities in Kearny Mesa
4. \$250,000 contribution for assistance in the construction of the I-15 Freeway auxiliary lane
5. Dedication of 248 acres for wildlife preserve
6. Interim protection habitat of 1,158 acres
7. Transportation phasing plan (please refer to page 5)

In October 2000 an amendment to the Master Plan in the commercial/mixed use area was approved to include up to approximately 998 dwelling units, shifted the emphasis of the commercial area from retail to office, and redesignated a one-acre lot from industrial to commercial use. An application in process would add 570 units for a total of 1,568 dwelling units.

**NEW CENTURY CENTER  
TABLE 1**

**TRANSPORTATION PHASING PLAN**

LOCATION	IMPROVEMENT (a)
<b>Improvements required prior to first ADT or certificate of occupancy for first building (b)</b>	
Balboa Avenue/VievrIDGE Road	Restripe to add NB and SB left turn lanes, Modify traffic signal loops
Balboa Avenue/Kearny Villa Road	Add a SB left turn lane, Restripe EB approach to convert the right turn lane into a shared through/right turn lane, Modify traffic signal
Balboa Avenue/Sport Mart Center access	Add NB left turn lane, Add a SB left turn lane, Modify traffic signal
Kearny Villa Road (Electronics Way to Convair Drive)	Add turn lanes as described in traffic study
Kearny Villa Road (between Clairemont Mesa Blvd and Balboa Ave)	Construct a traffic signal interconnect
Kearny Villa Road/Electronics Way	Modify traffic signal
Kearny Villa Road/Main Street	Add a traffic signal
Kearny Villa Road/Convair Drive	Add a traffic signal
<b>Improvements required prior to total development exceeding 30,800 ADT (b)</b>	
Clairemont Mesa Blvd/Ruffin Rd (d)	Change EB right to a thru/right lane, Add EB left turn lane, Add WB left turn lane Add NB through lane, Add NB right turn lane
Clairemont Mesa Blvd/Kearny Villa Road (d)	Add a SB left turn lane, Add a SB through lane Add EB through lane, Add a NB left turn lane
Clairemont Mesa Boulevard (Kearny Villa Rd to Ruffin Rd)	Improve to a six-lane major street
Ruffin Road/Convair Drive	Add a SB right turn lane, Add NB dual left turn lanes, Add a traffic signal
SR-163/Clairemont Mesa Boulevard Interchange	Advance funding and pay fair share of partial cloverleaf improvements
Convair Drive/Overland Drive	Add a traffic signal
Clairemont Mesa Blvd/Shawline St	Add a WB right turn lane, Add a SB Thru lane
Kearny Villa Rd/SR-163/Century Park (e)	Add a SB right turn lane, Restripe WB approach to provide dual lefts and a shared through/right turn lane, Restripe EB approach to provide dual lefts, a through lane and a share through/right turn lane
Clairemont Mesa Boulevard/Overland Drive	Modify traffic signal
Clairemont Mesa Boulevard (between Kearny Mesa Rd. and Ruffin Rd.)	Construct a traffic signal interconnect
Clairemont Mesa Boulevard/Complex Drive	Modify traffic signal loops.
<b>Improvements required prior to total development exceeding 45,000 ADT (b)</b>	
Ruffin Road (Balboa Avenue to Clairemont Mesa Boulevard) (c)	Add a third northbound lane
Ruffin Road/Main Street (c)	Add a SB right turn lane, Add NB dual left turn lanes, Add a traffic signal
Ruffin Road (between Clairemont Mesa Blvd and Balboa Ave) (c)	Construct a traffic signal interconnect
Balboa Ave/Ruffin Road	Add a SB right turn lane, Add a NB right turn lane
Balboa Ave/Convoy St	Add a WB right turn lane, Add a NB right turn lane
<p>(a) See text of traffic study for details regarding improvements</p> <p>(b) ADT reflects adjusted cumulative trip rate, per traffic study or current</p> <p>Improvements to be provided to the satisfaction of the City Engineer, which includes constructed, bonded, funded in City's Capital Improvement Internal shuttle, bus transfer facility and monitoring of traffic for potential additional traffic signals are not included in the phasing plan and will be provided in accordance with the EIR.</p> <p>(c) Ruffin Rd. improvements may occur sooner. These improvements must be complete by 45,000 ADT or when development along Ruffin Rd. occurs.</p> <p>(d) These improvements will be constricted at the time of need, which may be prior to the end of the redevelopment increment.</p> <p>(e) The applicant has agreed to monitor the need for an HOV bypass lane at the on-ramp. This improvement would be provided by the applicant on a fair share basis, unless Caltrans agrees to increase the ramp meter rate such that this improvement is not needed.</p>	

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# **Kearny Mesa - Public Facilities Financing Plan**

## **Financing Strategy**

The City of San Diego has a variety of potential funding sources for financing public facilities. A portion of the funding for the needed facilities will be provided as a part of the subdivision process by developers and by impact fees. Potential methods for financing public facilities are described below:

- A. **IMPACT FEES (DIF)** - Impact fees are a method whereby the impact of new development upon the infrastructure is assessed, and, a fee system developed and imposed on developers to mitigate the impact of new development. DIF cannot be used for existing development's share. Impact fees are collected at the time of building permit issuance. Funds collected are deposited in a special interest bearing account and can only be used for identified facilities serving the community in which they were collected. As sufficient funds are collected, the City proceeds with a construction program. Use of impact fees is one of the financing methods recommended for Kearny Mesa.
- B. **TRANSNET, GAS TAX**, and other programs such as a state-local partnership program may provide funds for community transportation projects. These funds will be allocated annually and may be used to fund a portion of the long-range capital need for future transportation improvements in Kearny Mesa.
- C. **ASSESSMENT DISTRICTS** - Special assessment financing, using 1913/1915 Assessment Acts or a Mello-Roos District could be used as a supplementary or alternative method of financing some facilities. A Mello-Roos District requires a 2/3 approval vote for passage. Other assessment districts generally require the support of the majority of the community. If an assessment were subject to Proposition 218, it would require a 2/3 vote.
- D. **LANDSCAPING AND LIGHTING ACTS** - Funds may be used for parks, recreation, open space, installation/construction of planting and landscaping, street lighting facilities, and maintenance. These ballot measures require 2/3 voter approval for passage.
- E. **GENERAL OBLIGATION BOND ISSUES** - Cities, counties and school districts may issue these bonds to finance land acquisition and capital improvements. The bonds are repaid with the revenues from increased property taxes. Bond issuance require 2/3 voter approval for passage.
- F. **CERTIFICATES OF PARTICIPATION (COP)** - These funds may only be used for land acquisition and capital improvements. City Council approval is required and a funding source for Debt Service must be identified.
- G. **LEASE REVENUE BONDS** - These funds may only be used for capital improvements. City Council approval is required.



- H. **BUSINESS LICENSE TAX REVENUE** - These funds are currently allocated for general City operations; but may be used for capital improvements. City Council approval is required.
- I. **CAPITAL OUTLAY (LEASE REVENUE)** - These funds are to be used for capital improvements. City Council approval is required.
- J. **COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)** - This is a Federal grant that is applied for annually. Applications are reviewed annually; City Council and HUD approval are required.
- K. **FRANCHISE FEE REVENUE** - The City collects franchise funds from San Diego Gas and Electric and cable companies for use of City right of way. These funds are currently allocated for general City operations; but, may be used for capital improvements. City Council approval is required.
- L. **LOCAL TRANSPORTATION FUND** - These funds are applied for and are used only for bikeway projects. City Council and Federal approval are required.
- M. **MOTOR VEHICLE LICENSE FEE (MVLFF) REVENUE** - The State allocates a portion of vehicle license fee revenue to local governments. These funds are currently allocated for general City operations; but, may be used for capital projects. City Council approval is required.
- N. **PARKING VIOLATION REVENUE** - These funds are currently allocated for general City operations; but, may be used for capital improvements. City Council approval is required.
- O. **PARKING METER REVENUE** - These funds are currently allocated for general City operations; but, may be used for capital improvements. City Council approval is required.
- P. **PARK SERVICE DISTRICT FEE (PSD)** - This fee is charged at the subdivision level and can only be used for parks and park improvements. City Council approval is required.
- Q. **PROPERTY TAX REVENUE** - Property owners are taxed one percent of the assessed value of the property. The City receives approximately 17 percent of the one percent. These funds are currently allocated for general City operations; but, may be used for capital improvements. City Council approval is required.
- R. **TRANSIENT OCCUPANCY TAX (TOT)** - The City's hotel tax is 10.5 percent and is currently allocated to eligible (tourist related) organizations that request funding annually and to tourist related City activities; but, may be used for capital improvements. City Council approval is required.
- S. **ANNUAL ALLOCATIONS** - In the years prior to the passage of Proposition 13, the City was able to respond to community facility needs by using a portion of sales tax

revenue to support the Capital Improvements Program. This has not been possible for some time. However, if other revenues are increased, annual allocations could again be used to fund some capital facilities. This is a recommended method of funding some park and recreation facilities and transportation improvements. City Council approval is required.

- T. **PRIVATE CONTRIBUTIONS** - Any private donations received by the City for capital improvements. City Council approval is required.
- U. **UTILITY USERS TAX** - These funds may be used for any general City operation or capital improvement. These require 2/3 voter approval for passage.
- V. **SPECIAL TAXES FOR PUBLIC LIBRARIES** - These funds may only be used for libraries and library improvements. These require 2/3 voter approval for passage.
- W. **SPECIAL TAXES FOR FIRE AND POLICE PROTECTION** - These funds may only be used for fire and police activities. These require 2/3 voter approval for passage.
- X. **PARK AND PLAYGROUND ACT OF 1909** - These funds may be used for parks, urban open-space land, playground, and library facilities. These require 2/3 voter approval for passage.



## **General Assumptions and Conditions**

In connection with the application of the above methods of financing, the following general assumptions and conditions would apply:

1. Developers will be required to provide facilities normally provided within the subdivision process as a condition of subdivision approval, including but not limited to traffic signals.
2. Abutting property owners are responsible for frontage improvements such as sidewalks, curbs and gutters.
3. The DEVELOPMENT IMPACT FEE will be paid by the developer at the time of building permit issuance.
4. DEVELOPMENT IMPACT FEE funds collected will be placed in a trust fund with interest earnings accumulated for use in the community planning area for identified facilities.

## **Summary of Facilities Needs**

The following Figures and Table summarize the facility needs of the Kearny Mesa Community. Figure 1 illustrates the community boundaries; Figure 2 illustrates general locations for the projects described. Table 2 reflects both long range needs and those reflected in the current Council adopted Capital Improvements Program (CIP). These projects are more fully described in the Capital Details section beginning on page 21.

The near-term needs listed in Table 2 are subject to annual revisions in conjunction with Council adoption of the Annual CIP Budget. Depending on priorities and availability of resources, substantial changes from year to year are possible.

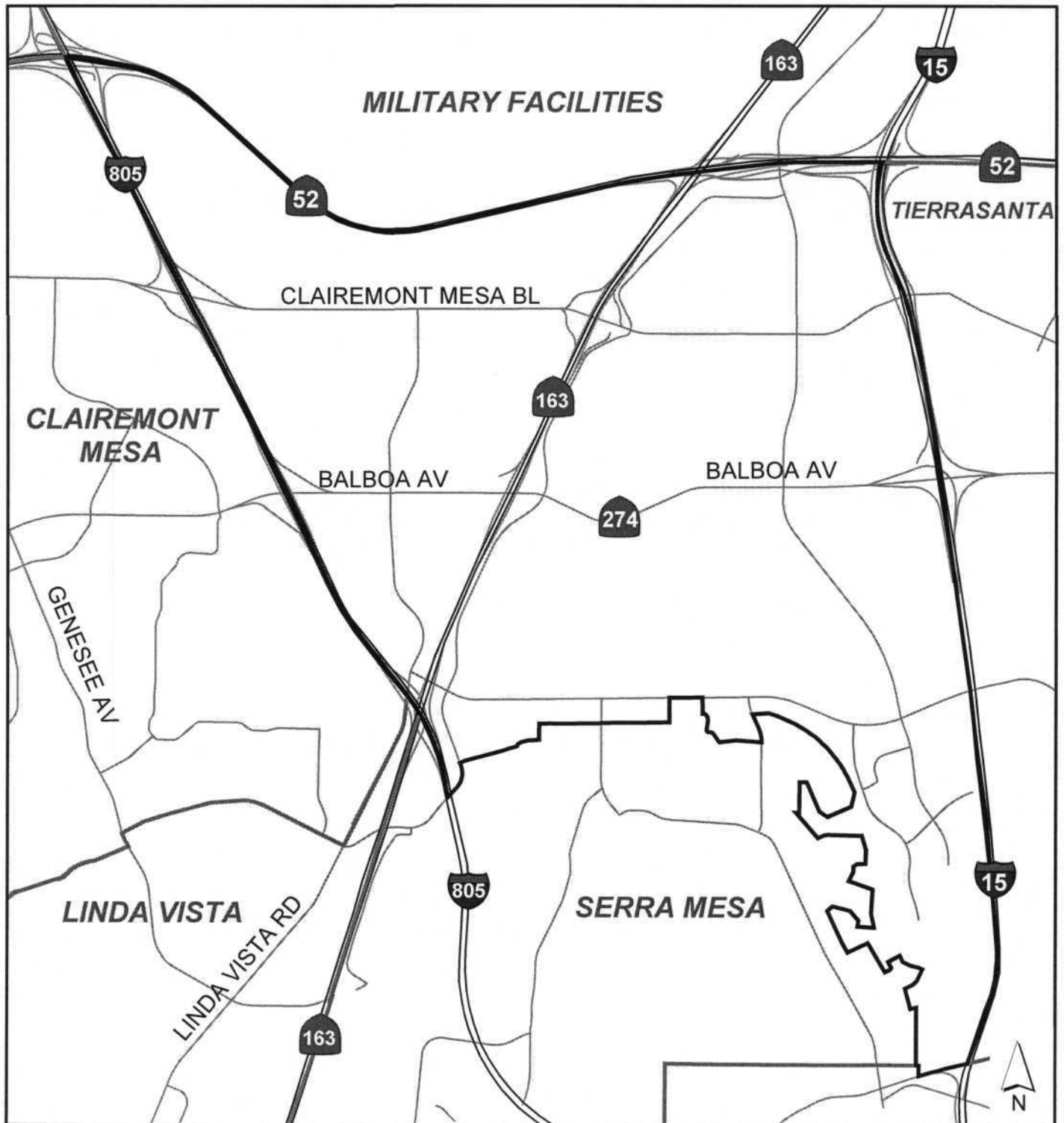
The following list should be used in conjunction with Table 2 to determine a project's potential funding source:

- A. DEVELOPMENT IMPACT FEES (DIF)
- B. TRANSNET, GAS TAX
- C. ASSESSMENT DISTRICTS
- D. LANDSCAPING AND LIGHTING ACTS
- E. GENERAL OBLIGATION BOND ISSUES
- F. CERTIFICATES OF PARTICIPATION (COP)
- G. LEASE REVENUE BONDS
- H. BUSINESS LICENSE TAX REVENUE\*
- I. CAPITAL OUTLAY (LEASE REVENUE)
- J. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
- K. FRANCHISE FEE REVENUE\*
- L. LOCAL TRANSPORTATION FUND
- M. MOTOR VEHICLE LICENSE FEE (MVLFF) REVENUE\*
- N. PARKING VIOLATION REVENUE\*
- O. PARKING METER REVENUE\*
- P. PARK SERVICE DISTRICT FEES (PSD)
- Q. PROPERTY TAX REVENUE\*
- R. TRANSIENT OCCUPANCY TAX (TOT)\*
- S. ANNUAL ALLOCATIONS
- T. PRIVATE CONTRIBUTIONS
- U. UTILITY USERS TAX
- V. SPECIAL TAXES FOR PUBLIC LIBRARIES
- W. SPECIAL TAXES FOR FIRE AND POLICE PROTECTION
- X. PARK AND PLAYGROUND ACT OF 1909

\*These funds are currently allocated for general City operations, but may be used for Capital improvements.

Figure 1

# COMMUNITY BOUNDARY

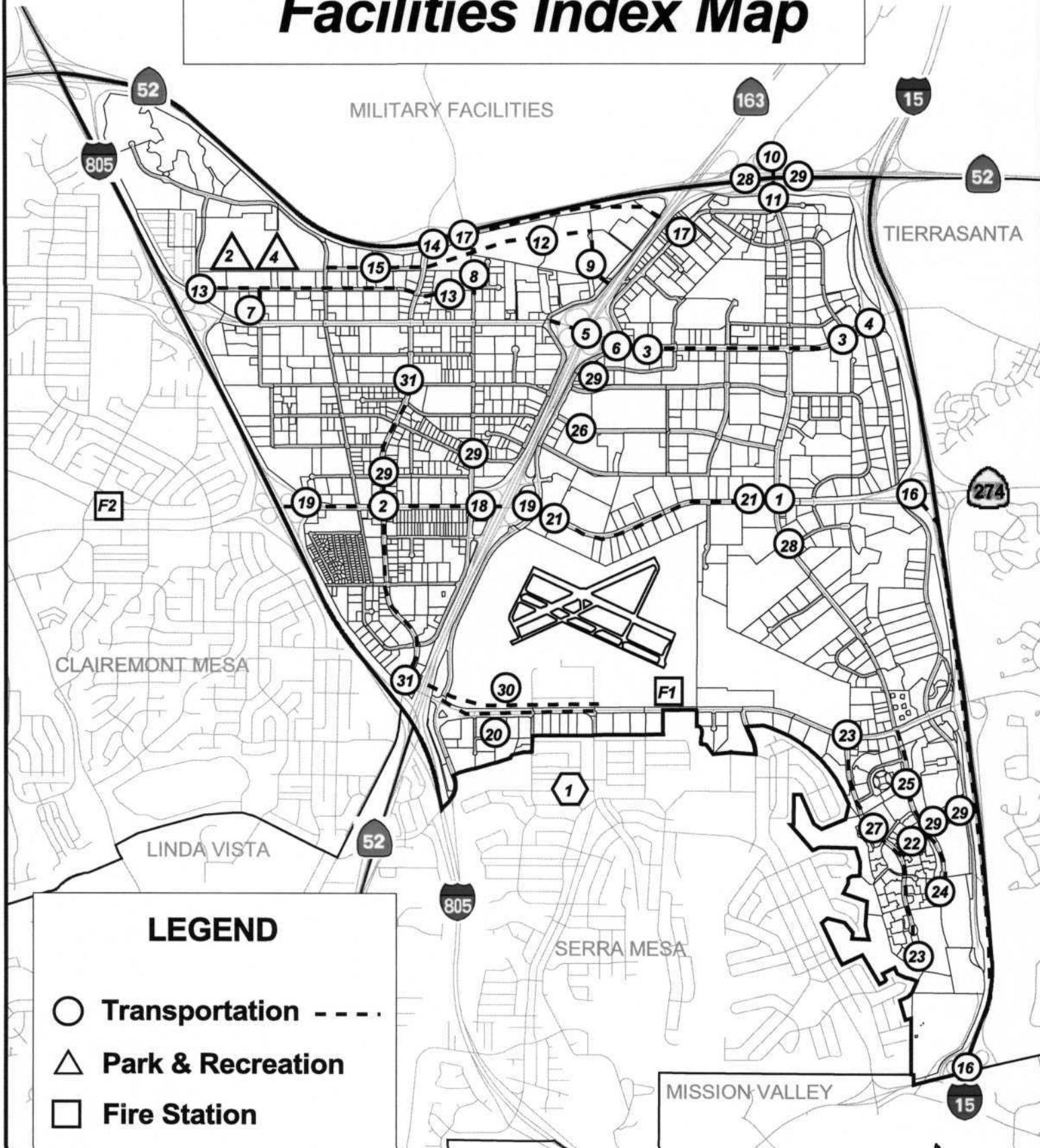


# KEARNY MESA

San Diego, County of San Diego,  
and State of California

# KEARNY MESA

## Facilities Index Map



**FIGURE 2**

L6M/Kearny/12-04-2001

TABLE 2

KEARNY MESA - FACILITIES SUMMARY  
FISCAL YEAR 2002

PROJECT NO.	PROJECT DESCRIPTION	PAGE NO.	ESTIMATED COST	IDENTIFIED FUNDING	IDENTIFIED FUNDING SOURCE	BASIS FOR DIF	POTENTIAL FUNDING SOURCES
<b>TRANSPORTATION PROJECTS</b>							
T1	Balboa Avenue and Ruffin Road intersection - Additional left and right turn lanes. Partial funding will be provided by New Century Center, Phase 3.	21	\$688,000	\$200,000	SUBDIVIDER	\$488,000	A, B, E-O, Q, S, U
T2	Balboa Avenue and Convoy Street intersection - Additional right turn and through lanes. Partial funding will be provided by New Century Center, Phase 3.	22	946,000	200,000	SUBDIVIDER	746,000	A, B, E-O, Q, S, U
T3	Clairemont Mesa Boulevard - Kearny Villa Road to Chesapeake Drive - Widen Clairemont Mesa Boulevard to a modified six lane primary arterial with bike lanes; intersection improvements at Ruffin Road.	23	2,800,000	1,700,000	SUBDIVIDER	1,100,000	A, B, E-O, Q, S, U
T4	Clairemont Mesa Boulevard - Chesapeake Drive to Murphy Canyon Road - Provide a third eastbound through lane; raised median; bike lane; free right turn lane at Murphy Canyon Road and traffic signal at Chesapeake Drive.	24	1,655,000			1,655,000	A, B, E-O, Q, S, U
T5	Clairemont Mesa Boulevard/I-163 Interchange - Widen the existing bridge to provide a six lane primary arterial.	25	8,800,000	4,400,000	SUBDIVIDER	4,400,000	A, B, E-O, Q, S, U
T6	Clairemont Mesa Boulevard and Kearny Villa Road - All needed improvements provided by New Century Center in Phase 2 of Phasing Plan.	26	475,000	475,000	SUBDIVIDER		
T7	Shawline Street - Clairemont Mesa Boulevard to Convoy Court - Widen Shawline Street to a modified four lane collector street; provide additional right turn lanes in the north and east legs of the intersection. East leg right turn lane is the responsibility of New Century Center, Phase 2.	27	1,083,000	120,000	SUBDIVIDER	963,000	A, B, E-O, Q, S, U
T8	Mercury Street-Mercury Court to Convoy Terrace - Construction of a two-lane collector with a center turn lane.	28	1,400,000	1,400,000	SUBDIVIDER		
T9	Magnatron Boulevard-Convoy Terrace to Kearny Mesa Road - Widen Magnatron Boulevard to a four-lane collector street; re-configured intersection of Magnatron Boulevard with Kearny Mesa Road.	29	6,100,000	6,100,000	SUBDIVIDER		
T10	Kearny Villa Road-200 feet north of SR-52 - DELETED	30	0	DELETED		0	
T11	Kearny Villa Road-State Route 52 to Ruffin Road - Widen Kearny Villa Road to a six-lane primary arterial with bike lanes; improvements will extend to southerly project boundary; traffic signal at the Ruffin Rd and Kearny Villa intersection.	31	\$1,200,000	\$1,200,000	SUBDIVIDER		

TABLE 2  
KEARNY MESA - FACILITIES SUMMARY  
FISCAL YEAR 2002

PROJECT NO.	PROJECT DESCRIPTION	PAGE NO.	ESTIMATED COST	IDENTIFIED FUNDING	IDENTIFIED FUNDING SOURCE	BASIS FOR DIF	POTENTIAL FUNDING SOURCES
<u>TRANSPORTATION PROJECTS (continued)</u>							
T12	Convoy Terrace-Convoy Street to Magnatron Boulevard - Construction of a four-lane collector street.	32	6,100,000	6,100,000	SUBDIVIDER		
T13	Convoy Court-I-805 to Easterly Terminus - Construction of sidewalks.	33	719,000	719,000	SUBDIVIDER		
T14	Convoy Street Bridge over SR-52 - Widen to a four-lane bridge with median and sidewalks; widen existing ramps.	34	11,000,000			11,000,000	A, B, E-O, Q, S, U
T15	Copley Park Place-Ruffner Street to Convoy Street - Widen Convoy Terrace to a modified four-lane collector street.	35	1,600,000	1,600,000	SUBDIVIDER	COMPLETED	
T16	Southbound I-15 Auxiliary Lane - Construct an additional auxiliary lane	36	6,600,000	608,000	SUBDIVIDER	5,992,000	A, B, E-O, Q, S, U
T17	Aero Drive Bike path-Convoy Street to Kearny Villa Road - Extend bike lanes 1/4 mile to Convoy Street.	37	12,500			12,500	A, B, E-O, Q, S, U
T18	Balboa Avenue and Mercury Street intersection - Additional left turn lane.	38	407,000			407,000	A, B, E-O, Q, S, U
T19	Balboa Avenue-I-805 to Kearny Villa Road - Modify six-lane major street with a raised median; striping a 5' bicycle lane.	39	1,356,000			1,356,000	A, B, E-O, Q, S, U
T20	Aero Drive-Kearny Villa Road to Sandrock Road - Widen Aero Drive to a six-lane primary arterial with bike lanes.	40	3,680,000	330,000	SUBDIVIDER	3,350,000	A, B, E-O, Q, S, U
T21	Balboa Avenue -Kearny Villa Road to Ruffin Road - Widen Balboa Avenue to a modified six-lane primary arterial; provisions for Class II bike lanes.	41	2,700,000			2,700,000	A, B, E-O, Q, S, U
T22	Kearny Mesa Transit Center - Provide an off-street, ten bus-bay regional transit center to serve as the key access and transfer facility for the Kearny Mesa community.	42	1,425,000	325,000	MTDB	1,425,000	A, B, E-O, Q, S, U
T23	Architectural Barriers Removal - Removal of architectural barriers at 110 locations throughout the community.	43	165,000			165,000	A, B, E-O, Q, S, U
T24	Stonecrest Boulevard-West Canyon Avenue to Daley Center Drive - Provide a two-lane collector street; center turn lane; Class II bike lanes.	44	800,000	800,000	SUBDIVIDER	COMPLETED	
T25	Daley Center Drive-1200' south of Aero Drive to Stonecrest Boulevard - Complete construction to a four-lane major street with Class II bike lanes.	45	300,000	300,000	SUBDIVIDER	COMPLETED	



TABLE 2  
KEARNY MESA - FACILITIES SUMMARY  
FISCAL YEAR 2002

PROJECT NO.	PROJECT DESCRIPTION	PAGE NO.	ESTIMATED COST	IDENTIFIED FUNDING	IDENTIFIED FUNDING SOURCE	BASIS FOR DIF	POTENTIAL FUNDING SOURCES
<u>TRANSPORTATION PROJECTS (continued)</u>							
T26	Daley Center Drive-Stonecrest Boulevard to Stonecrest southern limits - Provide a four-lane major street with Class II bike lanes; accommodate the future extension of a proposed light rail transit line.	46	1,000,000	1,000,000	SUBDIVIDER	COMPLETED	
T27	West Canyon Avenue-1600' south of Aero Drive to Stonecrest southern limits - Provide a four-lane collector street; a two-lane collector street with a center turn lane; Class III bike lanes.	47	2,400,000	2,400,000	SUBDIVIDER	COMPLETED	
T28	Traffic signals: (a) SR-52 westbound off-ramp and Kearny Villa Road; and (b) Ridgehaven Court and Ruffin Road	48	264,000	264,000	DIF	264,000	A, B, E-O, Q, S, U
T29	Completed traffic signals	49	704,000	704,000	SUBDIVIDER	504,000	COMPLETED
T30	Traffic Signal Interconnect System-Aero Drive from Convoy Street to Sandrock Road - Installation of a traffic signal interconnect system.	50	76,457	76,457	DIF	76,457	COMPLETED
T31	Traffic Signal Interconnect System-Convoy Street from Ronson Road to Aero Drive - Installation of a traffic signal interconnect system.	51	116,702	116,702	DIF	116,702	COMPLETED
T32	Ruffner Street - Clairemont Mesa Boulevard to Collins-Allred Site - Provides for a modified four-lane collector with Class II bicycle lanes.	52	10,800,000	10,800,000	SUBDIVIDER	COMPLETED	
T33	Stonecrest Boulevard - Daley Center Drive to I-15 - Provides for a six-lane major street.	53	1,000,000	1,000,000	SUBDIVIDER	COMPLETED	
T34	Clairemont Mesa Boulevard and Shawline Street - Intersection - Provides additional left and right turn lanes at the intersection of Clairemont Mesa Boulevard and Shawline Street.	54	220,000	220,000	SUBDIVIDER	COMPLETED	
<b>SUBTOTAL - KEARNY MESA TRANSPORTATION PROJECTS</b>			<b>\$78,592,659</b>	<b>\$43,158,159</b>		<b>\$36,720,659</b>	
<u>LIBRARY PROJECT</u>							
L1	Serra Mesa Library - Provide for a new 15,000 square foot library	55	\$5,153,000	\$4,550,500 500,000	DIF SUBDIVIDER	\$4,653,000	A,E-K,M-O,Q-V
<b>TOTAL LIBRARY PROJECTS</b>			<b>\$5,153,000</b>	<b>\$5,050,500</b>		<b>\$4,653,000</b>	

TABLE 2  
KEARNY MESA - FACILITIES SUMMARY  
FISCAL YEAR 2002

PROJECT NO.	PROJECT DESCRIPTION	PAGE NO.	ESTIMATED COST	IDENTIFIED FUNDING	IDENTIFIED FUNDING SOURCE	BASIS FOR DIF	POTENTIAL FUNDING SOURCES
<b><u>PARK &amp; RECREATION PROJECTS</u></b>							
P1	Neighborhood Park - Acquisition, design and construction of 17.92 acres	56	\$20,070,400			\$20,070,400	A,E-K,M-Q,S,U,X
P2	Hickman Field Athletic Area - Turf, design and construct 2 acres, including paved parking lighting, ball field fencing, picnic areas and restrooms. Costs shared with Clairemont Mesa, Serra Mesa and City of San Diego (\$11,000,000).	57	440,000			440,000	A,E-K,M-Q,S,U,X
P3	Hickman Field Athletic Area - Recreation Building - Design and construct a 20,000 square foot recreation. Costs shared with Clairemont Mesa, Serra Mesa and City of San Diego (\$4,000,000).	58	160,000			160,000	A,E-K,M-Q,S,U,X
P4	Hickman Athletic Field Community Swimming Pool - Design and construct a community swimming pool. Costs shared with Clairemont Mesa, Serra Mesa and City of San Diego (\$3,000,000)	59	120,000			120,000	A,E-K,M-Q,S,U,X
P5	Serra Mesa Community Park Development - DELETED	60	DELETED			DELETED	
P6	Jones Elementary School turfing - DELETED	61	DELETED			DELETED	
P7	Serra Mesa Community Park Recreation Building - DELETED	62	DELETED			DELETED	
<b>TOTAL PARK &amp; RECREATION PROJECTS</b>			<b>\$20,790,400</b>			<b>\$20,790,400</b>	
<b><u>FIRE STATION PROJECTS</u></b>							
F1	Fire Station #28 - 50% share of costs with Serra Mesa for the relocation and construction of a larger station.	63	\$2,684,750	\$428,000	BOND	\$2,684,750	A,E-K,M-O,Q,S,W
F2	Fire Station #36 - 20% share of costs with Clairemont Mesa for renovations.	64	200,000			200,000	A,E-K,M-O,Q,S,W
<b>TOTAL FIRE STATION PROJECTS</b>			<b>\$2,884,750</b>			<b>\$2,884,750</b>	
<b>GRAND TOTALS</b>			<b>\$107,420,809</b>	<b>\$48,208,659</b>		<b>\$65,048,809</b>	
<b>KEY TO FUND SOURCE ABBREVIATIONS:</b> DIF - Development Impact Fees Trans - Transnet LTF - Local Transportation Funds							



## **Development Impact Fee Determination**

### **Background**

The Kearny Mesa Community Plan area is almost fully developed. Thus, the majority of the required public improvements will have to be provided through special funding mechanisms other than DIF. In late 1987, staff developed and recommended impact fees for 28 urbanized communities, including those for the Kearny Mesa Community Plan area, to mitigate the impact of new development on public facilities. The City Council adopted the recommended fees. Since the community is near build out, the fees will provide only a small portion of the financing needed for the facilities.

### **Distribution of Project Costs and Fee Determination**

Development of the actual DIF to be imposed is based on the extent or degree to which each type of development generates a demand for, or receives benefit from the various existing public facilities. For example, all development generates vehicular traffic and thus, on an equitable basis, should share in the cost of transportation projects.

Development Impact Fees were determined for the various categories of needed public facilities on the basis of total amount of development at community plan build-out and on the basis of additional public facilities needed at community plan build-out. The impact fee base includes all project needs except those identified as subdivider funded. The fees also include a 5% charge to cover City administrative costs.

### **Transportation**

There is a clear relationship between the use of transportation facilities and the generation of vehicular trips based upon land use. In the report "San Diego Traffic Generators," authored by CALTRANS and SANDAG, the traffic generated by various classes of use is detailed. This report summarizes data collected at major regional traffic generators as well as neighborhood and local traffic generators in the San Diego area. Traffic counts taken at each facility are related to various characteristics of the facility such as size, type of use, number of employees, floor area, parking spaces, or number of persons. For impact fee purposes, multi-family residential development is assumed for Kearny Mesa (and all other urbanized communities). The residential portion of the impact fee reflects an average daily trip factor (ADT) of seven as a basis for determining the impact fee. A considerable range has been found for traffic generation in non-residential developments depending on the character and use of the property. Non-residential land-uses typically generate between 100 to 900 average daily trips per acre. For non-residential development in the Kearny Mesa Community, average daily trips were used.

Using the approved land use intensity and trip generation rates, the total number of trips at community plan build-out is estimated to be 627,900. An analysis of the DIF eligible street improvements required at community build-out (estimated costs in FY 2002 dollars) totaling

\$36,720,659 indicates that cost per average daily trip for transportation facilities is \$61 per trip and \$427 per dwelling unit. The fee per dwelling unit is calculated by using the average daily trip rate factor of seven. These amounts will be paid by all future development.

## **Libraries**

Library needs are based on population, which is derived from the number of dwelling units estimated at build out. Therefore, only residential developments are charged a DIF for a library.

Based upon General Plan standards and a forecast of total population in Kearny Mesa at build-out, it is determined that the existing branch library will need to be expanded to 15,000 square feet. This facility is shared between the Serra Mesa and Kearny Mesa communities. The estimated cost of expansion is \$5,153,000; however, the DIF basis of \$4,653,000, which allocated to the 11,735 dwelling units in Serra Mesa and Kearny Mesa at buildout, results in a fee, including administrative costs, of \$416 per unit.

## **Park and Recreation**

Park and Recreation needs are based on population derived from the number of dwelling units in the community. The Park and Recreation Department has identified projects needed in the Kearny Mesa Community at build-out. These are shown in Table 2 and in detail on page 55. Allocating total park and recreation facility costs of \$20,790,400 to the residential development at build-out of 3,294 units for Kearny Mesa only results in an impact fee, including administrative costs, of \$6,627 per unit. This amount will be paid by all future residential development.

## **Fire Facilities**

The Fire Station portion of the impact fee relates to the cost of providing fire facilities to adequately provide fire protection services to both residential and non-residential development within the community. Residential impact fees are based on an average cost per dwelling unit. The average cost per 1,000 square feet of gross building area is used to determine fees for non-residential development.

The two fire stations servicing Kearny Mesa also provide protection to adjacent communities. Thus, only a portion of each station cost can be fairly allocated to Kearny Mesa. Using the total amount of development, both residential and non-residential of 45,848,000 square feet at community buildout, fire facilities costs of \$2,884,750 results in an impact fee of \$66 per residential dwelling unit and \$66 per thousand square feet of non-residential development. This amount will be paid by all future development.

## Development Impact Fee Schedule

The resulting impact fees for Kearny Mesa are as follows:

RESIDENTIAL PROPERTY					COMMERCIAL/INDUSTRIAL	
Transportation	Library	Park	Fire	Total per Residential Unit	Transportation	Fire 1,000 sq ft of Gross Building Area (GBA)
\$427	\$416	\$6,627	\$66	\$7,536	\$61	\$66

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**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T1**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

TITLE: **BALBOA AVENUE AND RUFFIN ROAD - INTERSECTION**

DEPARTMENT: TRANSPORTATION

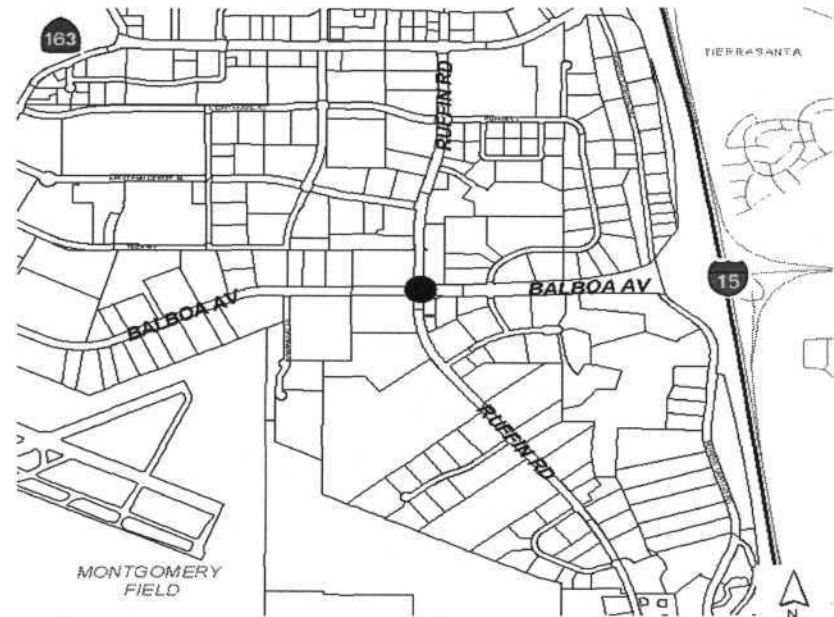
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
488,000	UNIDENTIFIED								
200,000	SUBDIVIDER								
688,000	<b>TOTAL</b>	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT WILL PROVIDE ADDITIONAL LEFT AND RIGHT TURN TURN LANES AT THE INTERSECTION OF BALBOA AVENUE AND RUFFIN ROAD.

**JUSTIFICATION:** THIS PROJECT WILL IMPROVE TRAFFIC FLOW AND RELIEVE CONGESTION AT THE INTERSECTION. (PROJECT KM- 38 IN 1996 FINANCING PLAN)

**SCHEDULE:** BALBOA AVENUE IS NOW OWNED BY THE CITY OF SAN DIEGO. THE SOUTHBOUND AND NORTHBOUND RIGHT TURN LANES ARE THE RESPONSIBILITY OF NEW CENTURY CENTER, PHASE 3. DESIGN AND CONSTRUCTION WILL BE SCHEDULED WHEN THE REMAINING FUNDING BALANCE IS IDENTIFIED.

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T2**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

TITLE: **BALBOA AVENUE AND CONVOY STREET - INTERSECTION**

DEPARTMENT: TRANSPORTATION

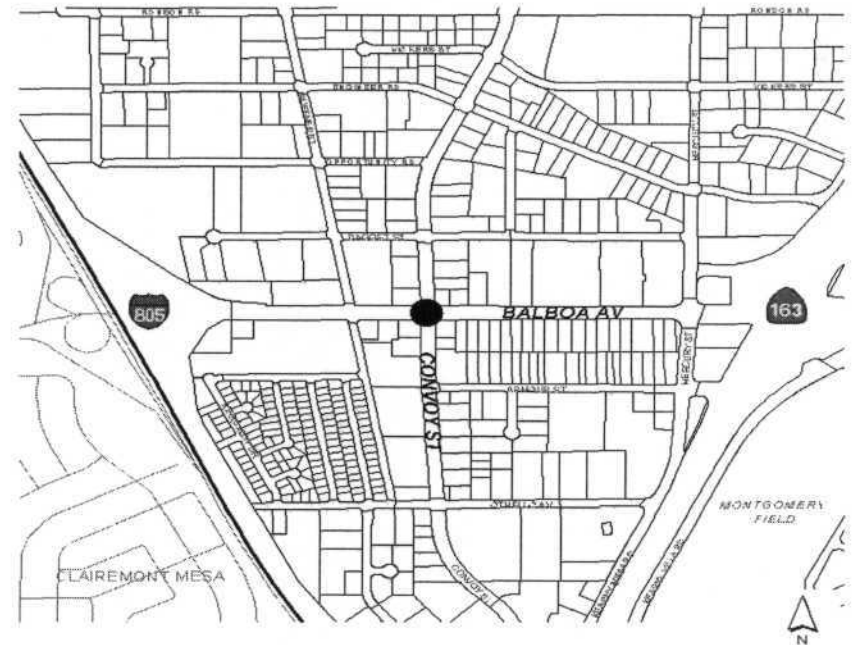
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
	746,000 UNIDENTIFIED								
	200,000 SUBDIVIDER								
	<b>946,000 TOTAL</b>	0	0	0	0	0	0	0	0

DESCRIPTION: THIS PROJECT WILL PROVIDE ADDITIONAL RIGHT TURN AND THROUGH LANES AT THE INTERSECTION OF BALBOA AVENUE AND CONVOY STREET.

JUSTIFICATION: THIS PROJECT WILL IMPROVE TRAFFIC FLOW AND RELIEVE CONGESTION AT THE INTERSECTION. (PROJECT KM- 37 IN 1996 FINANCING PLAN)

SCHEDULE: BALBOA AVENUE IS NOW OWNED BY THE CITY OF SAN DIEGO. THE WESTBOUND RIGHT TURN LANE IS THE RESPONSIBILITY OF NEW CENTURY CENTER, PHASE 3. DESIGN AND CONSTRUCTION WILL BE SCHEDULED WHEN THE REMAINING FUNDING BALANCE IS IDENTIFIED.

RELATIONSHIP TO GENERAL AND COMMUNITY PLANS: THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T3**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

**TITLE: CLAIREMONT MESA BOULEVARD - KEARNY VILLA ROAD TO CHESAPEAKE DRIVE**

DEPARTMENT: TRANSPORTATION

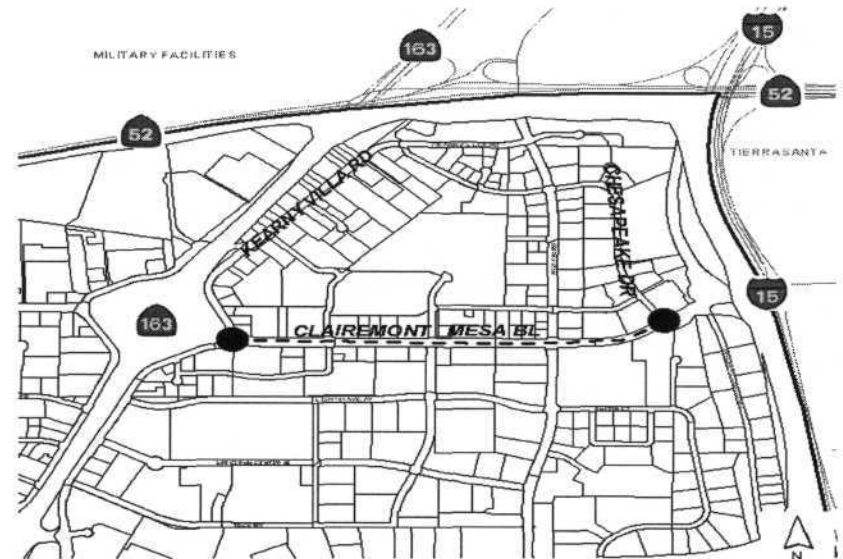
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
1,100,000	UNIDENTIFIED								
1,700,000	SUBDIVIDER								
<b>2,800,000</b>	<b>TOTAL</b>	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT WILL WIDEN CLAIREMONT MESA BOULEVARD FROM KEARNY VILLA ROAD TO CHESAPEAKE DRIVE TO A MODIFIED SIX LANE PRIMARY ARTERIAL WITH BIKE LANES. IT WILL ALSO INCLUDE INTERSECTION IMPROVEMENTS AT RUFFIN ROAD.

**JUSTIFICATION:** THIS PROJECT WILL IMPLEMENT THE TRANSPORTATION ELEMENT OF THE COMMUNITY PLAN AND WILL IMPROVE TRAFFIC CIRCULATION TO MATCH CITY-WIDE LEVELS OF SERVICE. (PROJECT KM-13 IN 1996 FINANCING PLAN)

**SCHEDULE:** SEGMENT FROM CLAIREMONT MESA BOULEVARD TO RUFFIN ROAD AND IMPROVEMENTS TO THE CLAIREMONT MESA/RUFFIN ROAD INTERSECTION ARE THE RESPONSIBILITY OF NEW CENTURY CENTER, PHASE 2. DESIGN AND CONSTRUCTION WILL BE SCHEDULED WHEN THE REMAINING FUNDING BALANCE IS IDENTIFIED.

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.





**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T4**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

TITLE: **CLAIREMONT MESA BOULEVARD - CHESAPEAKE DRIVE TO MURPHY CANYON ROAD**

DEPARTMENT: TRANSPORTATION

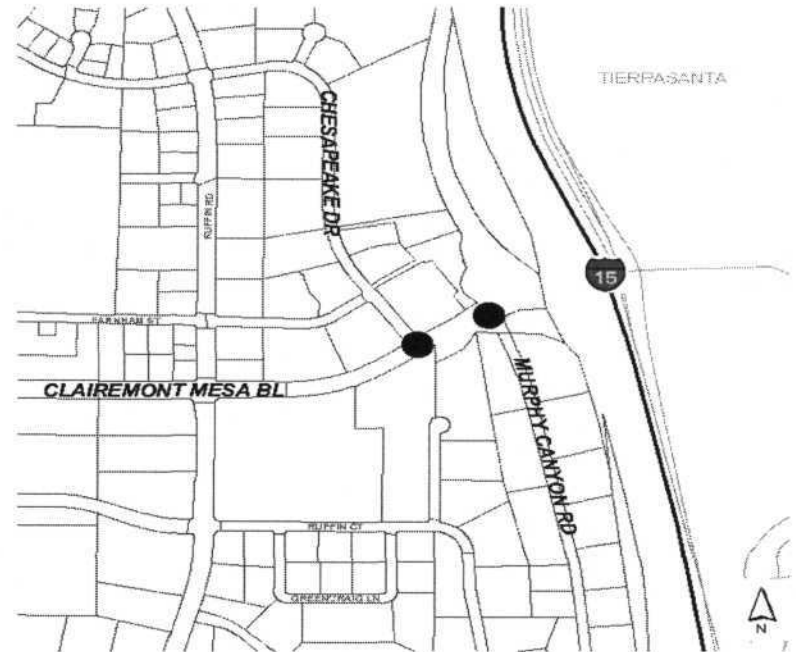
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
1,655,000	UNIDENTIFIED								
1,655,000	TOTAL	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT WILL PROVIDE A THIRD EASTBOUND THROUGH LANE, RAISED MEDIAN AND BIKE LANE FROM CHESAPEAKE DRIVE TO MURPHY CANYON ROAD. IT WILL ALSO PROVIDE A FREE RIGHT TURN LANE AT MURPHY CANYON ROAD AND A TRAFFIC SIGNAL AT CHESAPEAKE DRIVE.

**JUSTIFICATION:** THIS PROJECT WILL IMPLEMENT THE TRANSPORTATION ELEMENT OF THE COMMUNITY PLAN AND WILL IMPROVE TRAFFIC CIRCULATION TO MATCH CITY-WIDE LEVELS OF SERVICE. (PROJECT KM-14 IN 1996 FINANCING PLAN)

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED WHEN FUNDING IS IDENTIFIED.

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.





**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T5**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

**TITLE: CLAIREMONT MESA BOULEVARD/I-163 INTERCHANGE  
(Kearny Mesa Road to Kearny Villa Road )**

DEPARTMENT: TRANSPORTATION

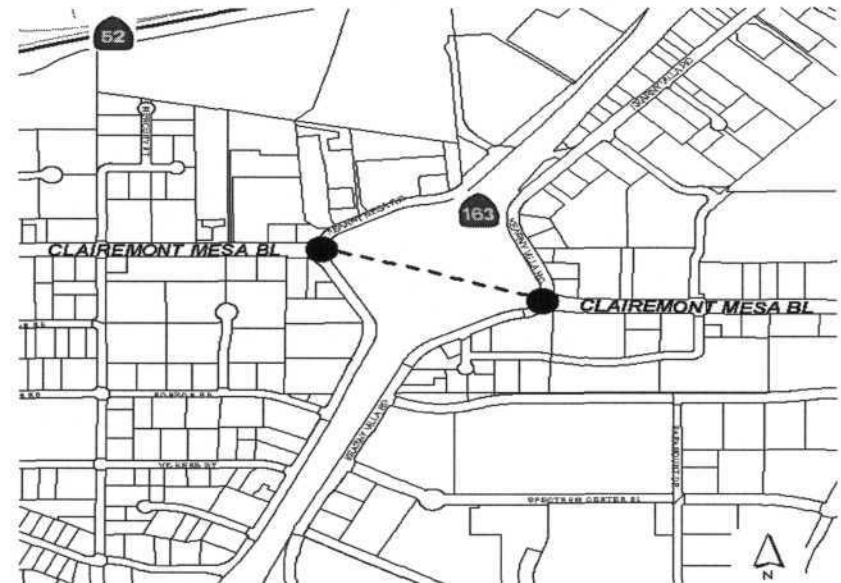
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
	4,400,000 CALTRANS								
	4,400,000 SUBDIVIDER								
	<b>8,800,000 TOTAL</b>	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT WILL BE COMPLETED BY CALTRANS AND WILL WIDEN THE EXISTING BRIDGE OVER SR-163 TO PROVIDE A SIX LANE PRIMARY ARTERIAL. THE INTERCHANGE WILL BE RECONFIGURED TO ELIMINATE THE EXISTING LOOP ON-RAMPS; RAMPS WILL BE RECONFIGURED TO INTERSECT CLAIREMONT MESA BOULEVARD AT STANDARD SIGNALIZED INTERSECTIONS. THE IMPROVEMENTS WOULD PROPOSE ELIMINATING EXISTING PEDESTRIAN/BIKE HIGH SPEED CROSSINGS AND ALL VEHICLE, BIKE AND PEDESTRIAN MOVES WOULD BE CONTROLLED, GREATLY IMPROVING SAFETY.

**JUSTIFICATION:** THIS PROJECT WILL IMPLEMENT THE TRANSPORTATION ELEMENT OF THE COMMUNITY PLAN AND WILL IMPROVE TRAFFIC CIRCULATION TO MATCH CITY-WIDE LEVELS OF SERVICE. (PROJECT KM-12 IN 1996 FINANCING PLAN)

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE PERFORMED BY CALTRANS AS STAGE II OF THE SR-163/CLAIREMONT MESA BOULEVARD INTERCHANGE PROJECT. A \$4,400,000 CONTRIBUTION FOR INTERCHANGE IMPROVEMENTS IS REQUIRED BY NEW CENTURY CENTER, PHASE 2.

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T6**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

**TITLE: CLAIREMONT MESA BOULEVARD AND KEARNY VILLA ROAD - INTERSECTION**

DEPARTMENT: TRANSPORTATION

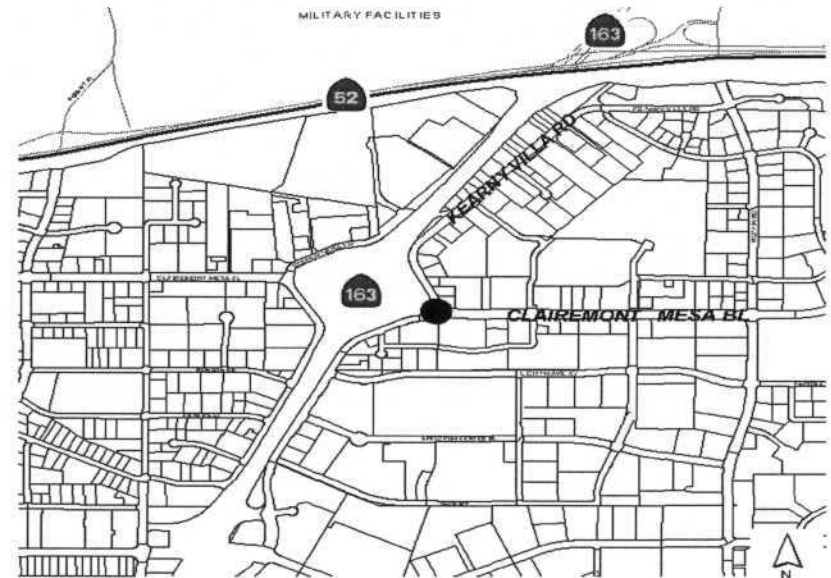
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
475,000	SUBDIVIDER								
475,000	TOTAL	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT WILL PROVIDE FOR AN ADDITIONAL LEFT TURN AND THROUGH LANES ON KEARNY VILLA ROAD AT THE CLAIREMONT MESA BOULEVARD INTERSECTION.

**JUSTIFICATION:** THIS PROJECT WILL IMPROVE TRAFFIC FLOW AND RELIEVE CONGESTION AT THE INTERSECTION. (PROJECT KM- 41 IN 1996 FINANCING PLAN)

**SCHEDULE:** ALL NEEDED IMPROVEMENTS ARE COVERED BY NEW CENTURY CENTER IN PHASE 2 OF TRANSPORTATION PHASING PLAN.

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T7**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

**TITLE: SHAWLINE STREET - CLAIREMONT MESA BOULEVARD TO CONVOY COURT**

DEPARTMENT: TRANSPORTATION

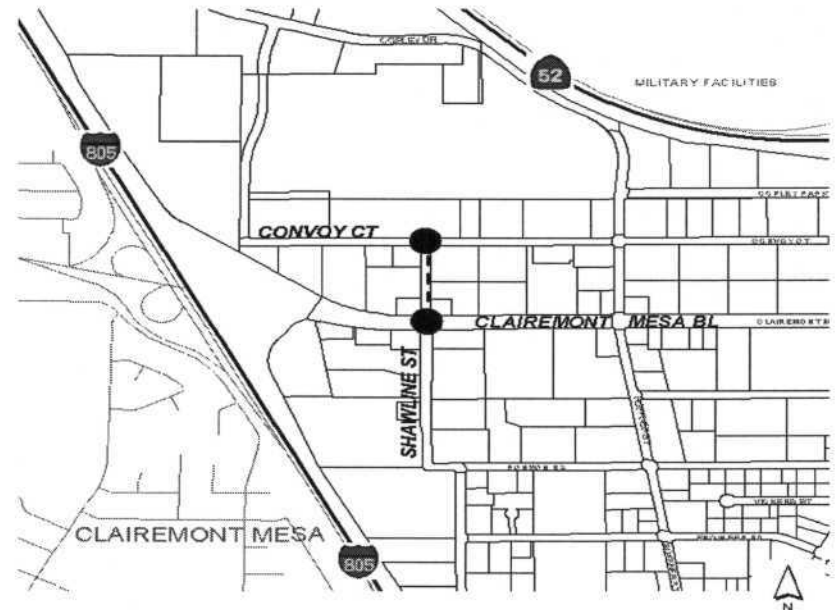
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
963,000	UNIDENTIFIED								
120,000	SUBDIVIDER								
1,083,000	<b>TOTAL</b>	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT WILL WIDEN SHAWLINE STREET FROM CLAIREMONT MESA BOULEVARD TO CONVOY COURT TO A MODIFIED FOUR-LANE COLLECTOR STREET WITHIN THE EXISTING RIGHT-OF-WAY WITH BICYCLE LANES. THIS PROJECT WILL ALSO PROVIDE ADDITIONAL RIGHT TURN LANES IN THE NORTH AND EAST LEGS OF THE SHAWLINE/CLAIREMONT MESA BOULEVARD INTERSECTION.

**JUSTIFICATION:** THIS PROJECT WILL IMPLEMENT THE TRANSPORTATION ELEMENT OF THE COMMUNITY PLAN AND WILL IMPROVE TRAFFIC CIRCULATION TO MATCH CITY-WIDE LEVELS OF SERVICE. IT WILL ALSO IMPROVE TRAFFIC FLOW AND RELIEVE CONGESTION AT THE INTERSECTION. (PROJECT KM- 30 IN 1996 FINANCING PLAN)

**SCHEDULE:** THE EAST LEG RIGHT TURN LANE SEGMENT OF THE PROJECT IS THE RESPONSIBILITY OF NEW CENTURY CENTER, PHASE 2. DESIGN AND CONSTRUCTION WILL BE SCHEDULED WHEN THE REMAINING FUNDING BALANCE IS IDENTIFIED.

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T8**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

**TITLE: MERCURY STREET - MERCURY COURT TO CONVOY TERRACE (COPLEY PARK PLACE)**

**DEPARTMENT: TRANSPORTATION**

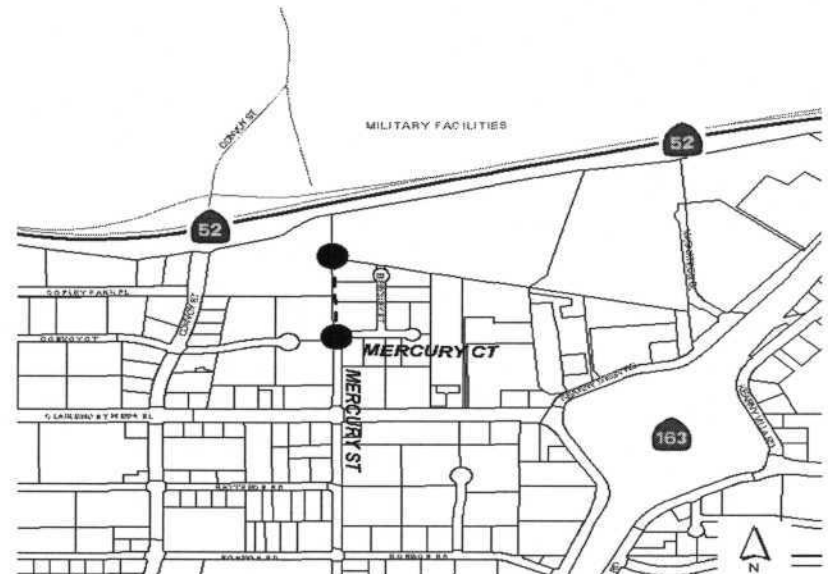
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
	1,400,000	SUBDIVIDER							
	1,400,000	TOTAL	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT WILL PROVIDE FOR THE CONSTRUCTION OF A TWO LANE COLLECTOR STREET WITH A CENTER TURN LANE FROM MERCURY COURT TO CONVOY TERRACE.

**JUSTIFICATION:** THIS PROJECT WILL IMPLEMENT THE TRANSPORTATION ELEMENT OF THE COMMUNITY PLAN AND WILL IMPROVE TRAFFIC CIRCULATION FOR THE DEVELOPING AREAS OF THE COMMUNITY. (PROJECT KM-26 IN 1996 FINANCING PLAN)

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED WITH DEVELOPERS AS THE AREA IS BEING DEVELOPED.

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T9**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

TITLE: **MAGNATRON BOULEVARD - CONVOY TERRACE TO KEARNY MESA ROAD**

DEPARTMENT: TRANSPORTATION

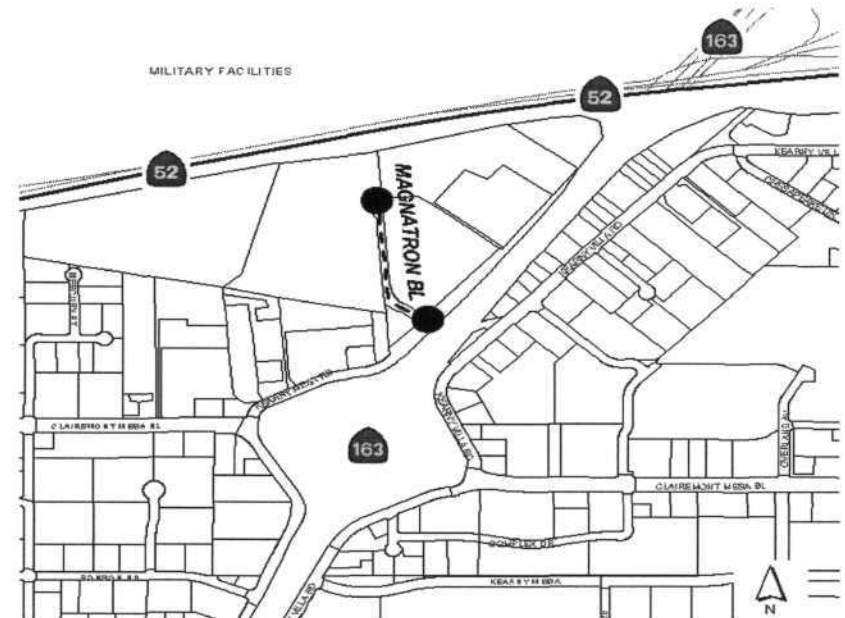
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
	6,100,000	SUBDIVIDER							
	6,100,000	TOTAL	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT WILL WIDEN MAGNATRON BOULEVARD FROM CONVOY TERRACE TO KEARNY MESA ROAD TO A FOUR LANE COLLECTOR STREET. IT WILL ALSO PROVIDE FOR A RE-CONFIGURED INTERSECTION OF MAGNATRON BOULEVARD WITH KEARNY MESA ROAD.

**JUSTIFICATION:** THIS PROJECT WILL IMPLEMENT THE TRANSPORTATION ELEMENT OF THE COMMUNITY PLAN AND WILL IMPROVE TRAFFIC CIRCULATION FOR THE DEVELOPING AREAS OF THE COMMUNITY. (PROJECT KM-25 IN 1996 FINANCING PLAN)

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED AS THE AREA IS DEVELOPED.

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T10**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

TITLE: **KEARNY VILLA ROAD - 200 FEET NORTH OF SR-52**

DEPARTMENT: TRANSPORTATION

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
<b>DELETED</b>									
<b>0 TOTAL</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

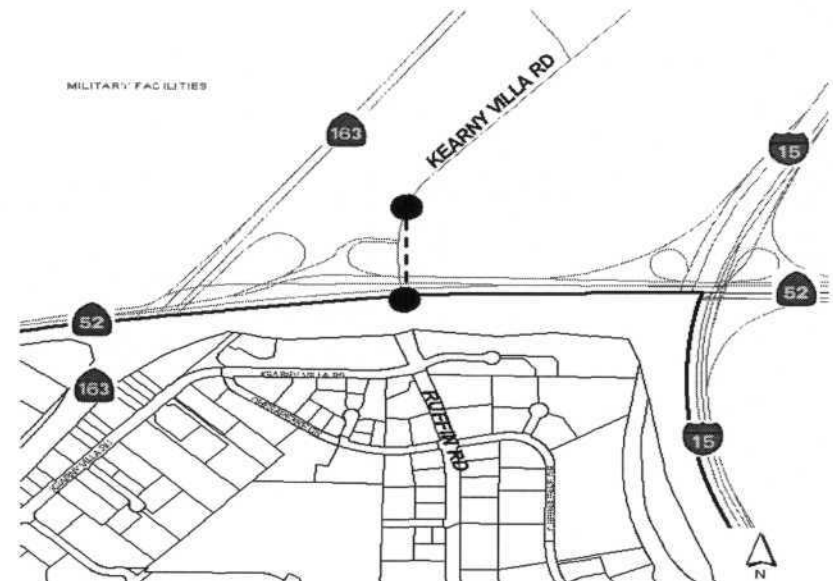
**DESCRIPTION:** THIS PROJECT WOULD HAVE PROVIDED FOR THE WIDENING OF KEARNY VILLA ROAD FROM 200 FEET NORTH OF SR-52 TO 800 FEET NORTH OF SR-52 TO MATCH THE EXISTING ADJACENT FOUR-LANE FACILITY.

**JUSTIFICATION:** THIS PORTION OF KEARNY VILLA ROAD IS PRESENTLY TWO LANES AND REQUIRES WIDENING IN ORDER TO MAINTAIN A CONTINUOUS FOUR LANE FACILITY. (PROJECT KM-1 IN 1996 FINANCING PLAN)

**SCHEDULE:** PROJECT DELETED FROM FINANCING PLAN AS PROJECT IS OUTSIDE KEARNY MESA COMMUNITY BOUNDARIES AND THEREFORE INELIGIBLE FOR DEVELOPMENT IMPACT FEES.

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS NOT CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.

CIP NO: 52-483.0





**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T11**

COUNCIL DISTRICT: 6

COMMUNITY: KEARNY MESA

**TITLE: KEARNY VILLA ROAD - STATE ROUTE 52 TO RUFFIN ROAD**

DEPARTMENT: TRANSPORTATION

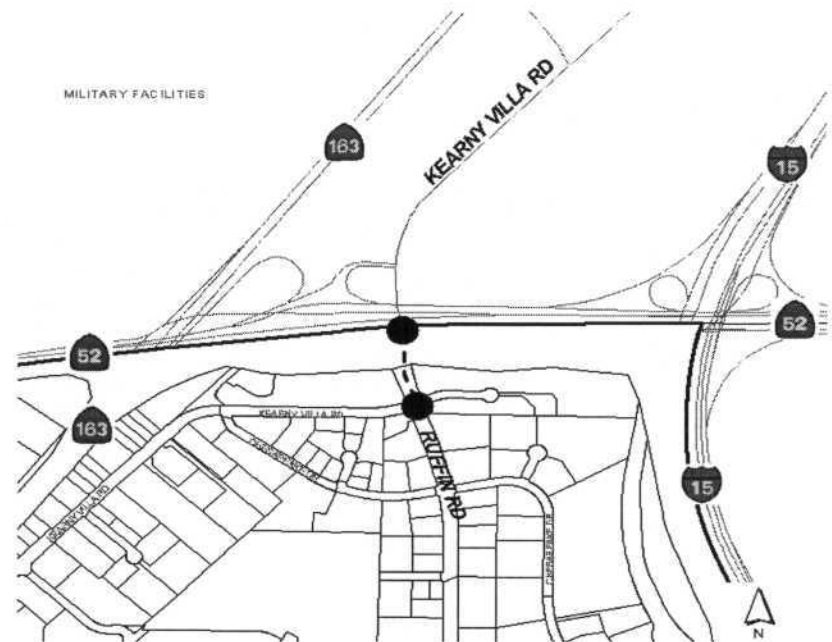
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
1,200,000	SUBDIVIDER								
1,200,000	TOTAL	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT WILL WIDEN KEARNY VILLA ROAD FROM RUFFIN ROAD TO STATE ROUTE 52 TO A SIX LANE PRIMARY ARTERIAL WITH BIKE LANES. SUNROAD'S IMPROVEMENTS WILL EXTEND TO SOUTHERLY PROJECT BOUNDARY WHICH IS APPROXIMATELY 80' SOUTH OF THE RUFFIN RD/KEARNY VILLA RD INTERSECTION. THE PROJECT ALSO INCLUDES A TRAFFIC SIGNAL AT THE ABOVE INTERSECTION.

**JUSTIFICATION:** THIS PROJECT WILL IMPLEMENT THE TRANSPORTATION ELEMENT OF THE COMMUNITY PLAN AND WILL IMPROVE TRAFFIC CIRCULATION TO MATCH CITY-WIDE LEVELS OF SERVICE. (PROJECT KM-24 IN 1996 FINANCING PLAN)

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED AS THE AREA IS DEVELOPED.

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T12**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

TITLE: **CONVOY TERRACE - CONVOY STREET TO MAGNATRON BOULEVARD**

DEPARTMENT: TRANSPORTATION

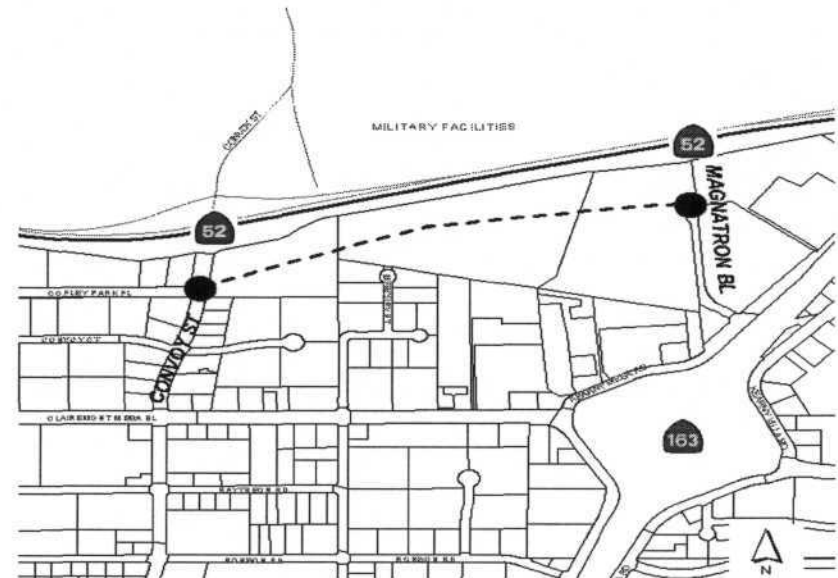
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
6,100,000	SUBDIVIDER								
6,100,000	TOTAL	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT WILL PROVIDE FOR THE CONSTRUCTION OF A FOUR LANE COLLECTOR STREET FROM CONVOY STREET TO MAGNATRON BOULEVARD.

**JUSTIFICATION:** THIS PROJECT WILL IMPLEMENT THE TRANSPORTATION ELEMENT OF THE COMMUNITY PLAN AND WILL IMPROVE TRAFFIC CIRCULATION FOR THE DEVELOPING AREAS OF THE COMMUNITY. (PROJECT KM-19 IN 1996 FINANCING PLAN)

**SCHEDULE:** DESIGN AND CONSTRUCTION BY DEVELOPER IS BEING SCHEDULED AS THE AREA IS DEVELOPED.

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.





**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T13**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

TITLE: **CONVOY COURT - I-805 TO EASTERLY TERMINUS**

DEPARTMENT: TRANSPORTATION

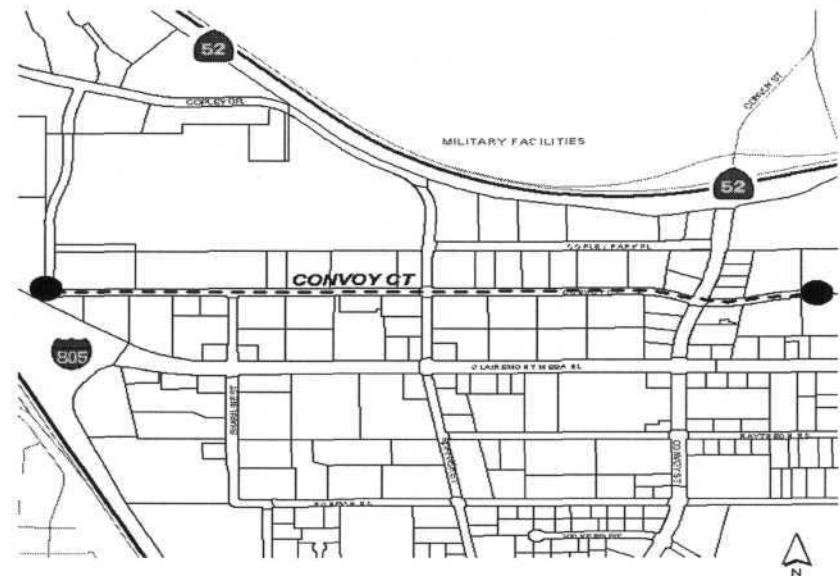
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
719,000	SUBDIVIDER								
719,000	TOTAL	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT WILL PROVIDE FOR THE CONSTRUCTION OF SIDEWALKS ON CONVOY COURT FROM I-805 TO ITS EASTERLY TERMINUS.

**JUSTIFICATION:** SIDEWALKS WERE NOT INCLUDED IN THE INITIAL DEVELOPMENT AND ARE REQUIRED FOR SAFE MOVEMENT OF PEDESTRIANS. (PROJECT KM-16 IN 1996 FINANCING PLAN).

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED WITH DEVELOPER AS THE AREA IS BEING DEVELOPED.

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T14**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

TITLE: **CONVOY STREET BRIDGE OVER SR-52**

DEPARTMENT: TRANSPORTATION

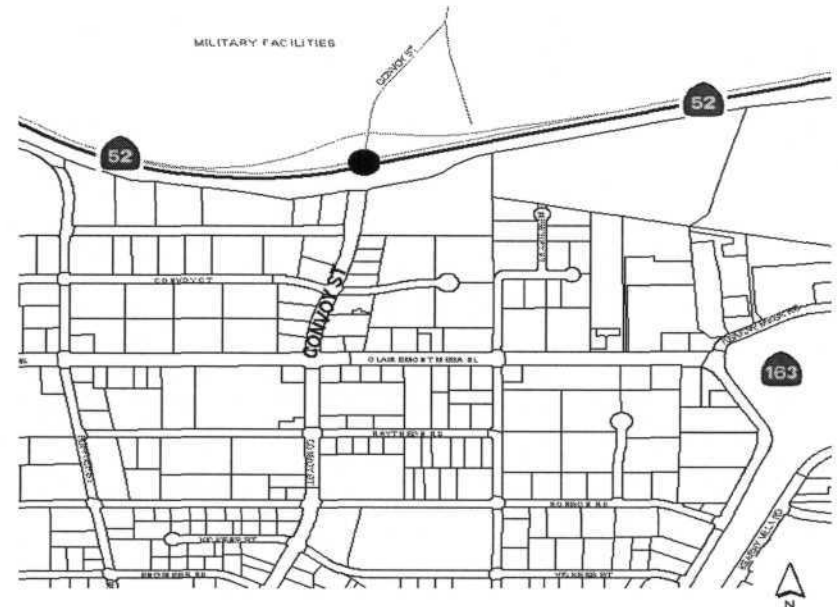
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
11,000,000	UNIDENTIFIED								
11,000,000	TOTAL	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT PERTAINS TO THE CONVOY STREET BRIDGE OVER SR-52. WIDEN THE EXISTING TWO-LANE BRIDGE TO A FOUR-LANE BRIDGE WITH MEDIAN AND SIDEWALKS. THE EXISTING RAMPS WILL BE WIDENED TO ACCOMMODATE TWO-LANE EXIT AND ENTRANCE RAMPS AND APPROPRIATE CHANNELIZATION.

**JUSTIFICATION:** THE TRAFFIC VOLUMES WARRANT THE WIDENING OF THE BRIDGE FROM TWO TO FOUR LANES. (PROJECT KM-15 IN 1996 FINANCING PLAN)

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED WHEN FUNDING IS IDENTIFIED.

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T15**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

**TITLE: COPLEYPARK PLACE - RUFFNER STREET TO CONVOY STREET**

**DEPARTMENT: TRANSPORTATION**

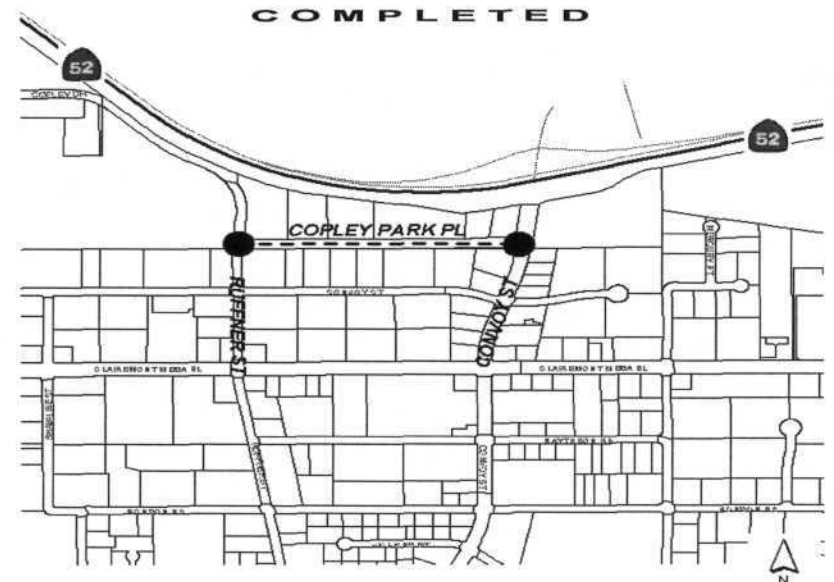
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
1,600,000	SUBDIVIDER (ALLRED/COLLINS)								
1,600,000	<b>TOTAL</b>	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT WILL PROVIDE FOR THE WIDENING OF CONVOY TERRACE FROM RUFFNER STREET TO CONVOY STREET TO A MODIFIED FOUR LANE COLLECTOR STREET.

**JUSTIFICATION:** THIS PROJECT WILL IMPLEMENT THE TRANSPORTATION ELEMENT OF THE COMMUNITY PLAN AND WILL IMPROVE TRAFFIC CIRCULATION FOR THE DEVELOPING AREAS OF THE COMMUNITY. (PROJECT KM-20 IN 1996 FINANCING PLAN)

**SCHEDULE:** COMPLETED

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T16**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

TITLE: **SOUTHBOUND I-15 AUXILIARY LANE**

DEPARTMENT: TRANSPORTATION

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
5,992,000	CALTRANS								
608,000	SUBDIVIDER								
6,600,000	<b>TOTAL</b>	0	0	0	0	0	0	0	0

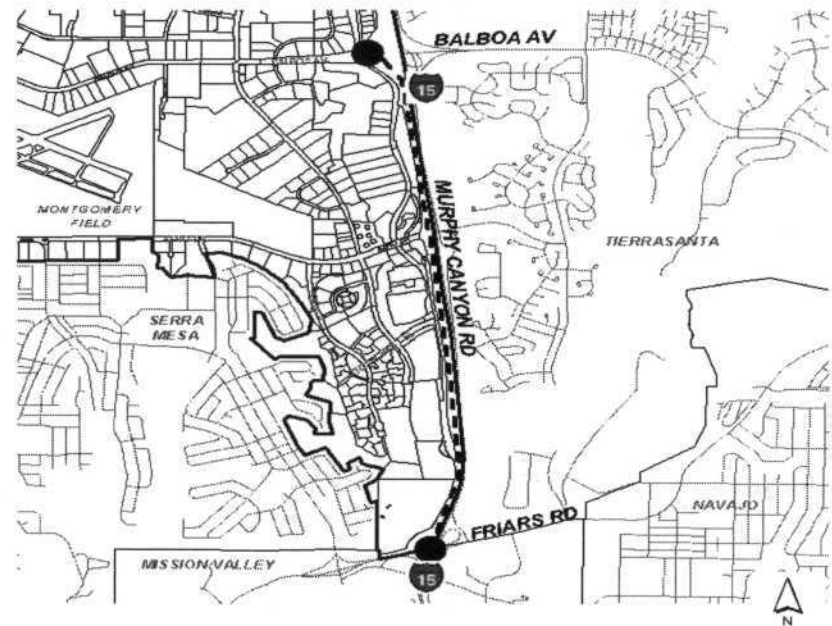
**DESCRIPTION:** CONSTRUCT AN ADDITIONAL AUXILIARY LANE ON SOUTHBOUND INTERSTATE 15, BETWEEN THE MURPHY CANYON ROAD ENTRANCE RAMP AND THE FRIARS ROAD EXIT RAMP.

**JUSTIFICATION:** THIS NEW AUXILIARY LANE IS NECESSARY TO ACCOMMODATE NEW TRAFFIC. (PROJECT KM-29 IN 1996 FINANCING PLAN)

**SCHEDULE:** DESIGN AND CONSTRUCTION BY DEVELOPER WILL BE COMPLETED IN PHASES. EXPANDED SCOPE WILL BE DESIGNED AND CONSTRUCTED BY CALTRANS.

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.

**CIP NO:** 52-705.0



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T17**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

**TITLE: AERO DRIVE BIKE PATH - CONVOY STREET TO KEARNY VILLA ROAD**

**DEPARTMENT: TRANSPORTATION**

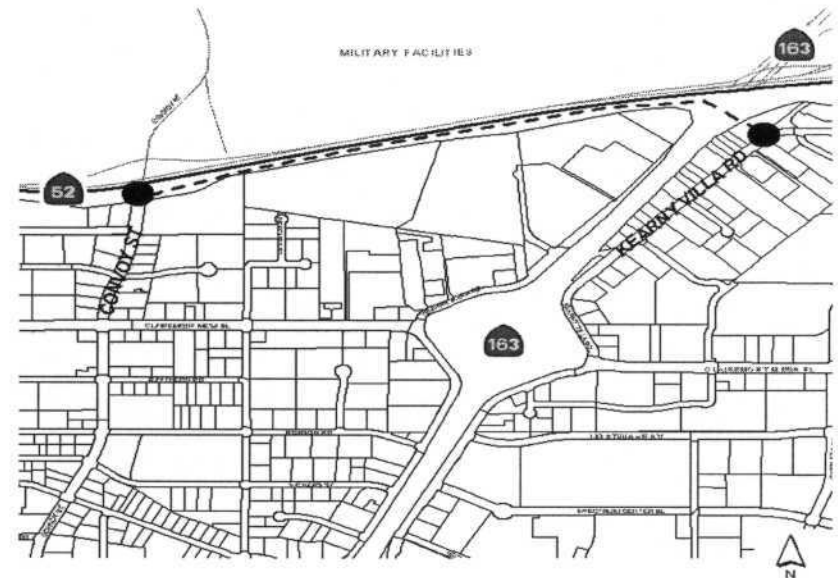
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
12,500	UNIDENTIFIED								
12,500	<b>TOTAL</b>	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT WOULD CLOSE A GAP IN THE REGIONAL BIKEWAY NETWORK AND PROVIDE CONNECTIVITY BY EXTENDING THE LANES ON AERO DRIVE TO THE STREET'S WESTERN LIMIT APPROXIMATELY 1/4 MILE TO CONVOY STREET.

**JUSTIFICATION:** THIS PROJECT WOULD PROVIDE IMPROVED ACCESS TO THE CONVOY STREET COMMERCIAL DISTRICT IN THE COMMUNITY OF KEARNY MESA. (PROJECT KM-46 IN 1996 FINANCING PLAN)

**SCHEDULE:** PRELIMINARY DESIGN IS SCHEDULED WHEN FUNDING HAS BEEN IDENTIFIED.

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T18**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

TITLE: BALBOA AVENUE AND MERCURY STREET-INTERSECTION

DEPARTMENT: TRANSPORTATION

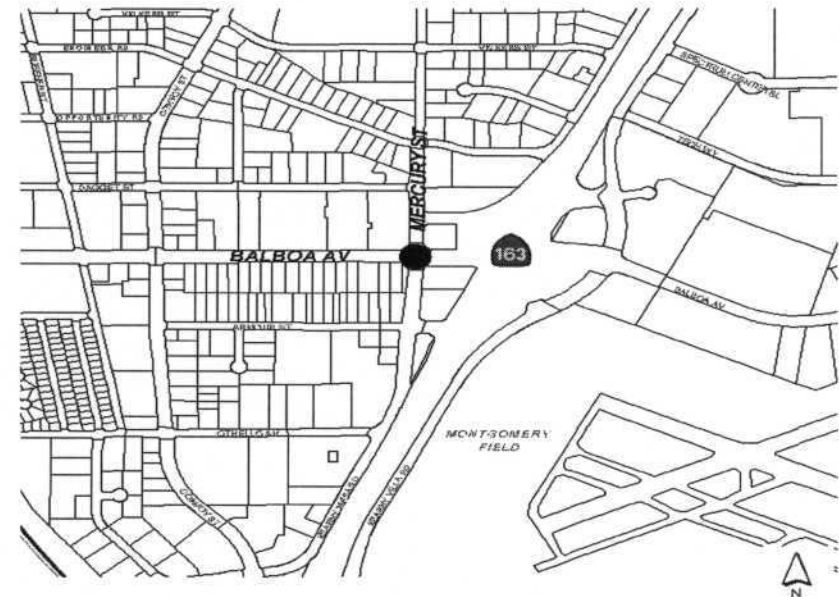
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
407,000	UNIDENTIFIED								
407,000	TOTAL	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT WILL PROVIDE AN ADDITIONAL LEFT TURN LANE ON SOUTHBOUND MERCURY STREET AT BALBOA AVENUE.

**JUSTIFICATION:** THIS PROJECT WILL IMPROVE TRAFFIC FLOW AND RELIEVE CONGESTION AT THIS INTERSECTION. (PROJECT KM-42 IN 1996 FINANCING PLAN)

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED WHEN FUNDING IS IDENTIFIED.

RELATIONSHIP TO GENERAL AND COMMUNITY PLANS: THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T19**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

**TITLE: BALBOA AVENUE - I-805 TO KEARNY VILLA ROAD**

DEPARTMENT: TRANSPORTATION

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
1,356,000	UNIDENTIFIED								
1,356,000	<b>TOTAL</b>	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT WILL PROVIDE FOR A MODIFIED SIX LANE MAJOR STREET WITH A RAISED MEDIAN AND INCLUDE STRIPING A 5' BICYCLE LANE.

**JUSTIFICATION:** BALBOA AVENUE IS NOW THE CITY OF SAN DIEGO'S. THIS PROJECT WILL IMPLEMENT THE TRANSPORTATION ELEMENT OF THE COMMUNITY PLAN AND IMPROVE TRAFFIC CIRCULATION TO MATCH CITY-WIDE LEVELS OF SERVICE.  
(PROJECT KM-10 IN 1996 FINANCING PLAN)

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE AT A FUTURE DATE WHEN THIS PROJECT CAN COMPETE FOR FLEXIBLE CONGESTION RELIEF (FCR) FUNDING AS ONE POSSIBLE FUNDING SOURCE.

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.





**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T20**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

TITLE: **AERO DRIVE - KEARNY VILLA ROAD TO SANDROCK ROAD**

DEPARTMENT: TRANSPORTATION

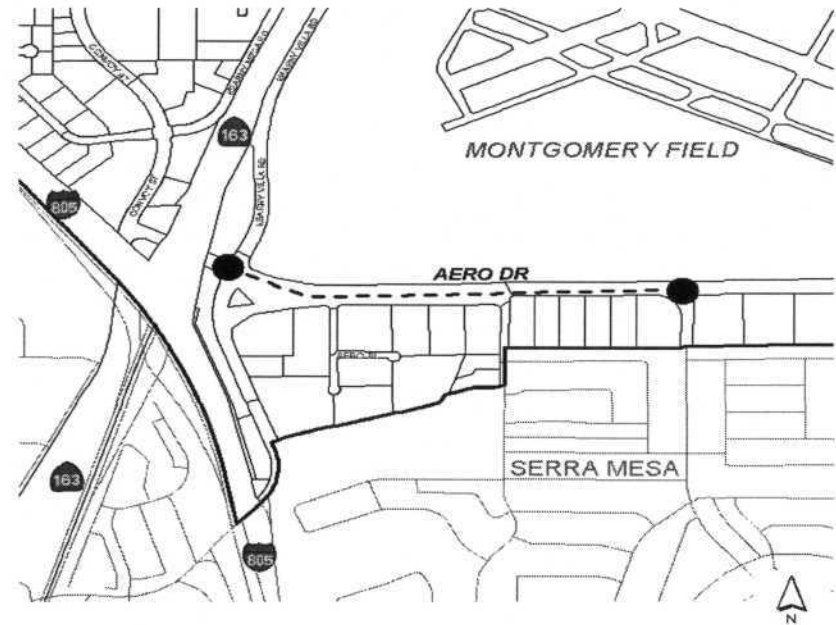
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
	3,350,000 UNIDENTIFIED								
	330,000 SUBDIVIDER								
	3,680,000 TOTAL	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT WILL PROVIDE FOR THE WIDENING OF AERO DRIVE FROM KEARNY VILLA ROAD TO SANDROCK ROAD TO A SIX LANE PRIMARY ARTERIAL WITH BIKE LANES.

**JUSTIFICATION:** THIS PROJECT WILL IMPLEMENT THE TRANSPORTATION ELEMENT OF THE COMMUNITY PLAN AND WILL IMPROVE TRAFFIC CIRCULATION TO MATCH CITY-WIDE LEVELS OF SERVICE. (PROJECT KM-9 IN 1996 FINANCING PLAN)

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED WHEN FUNDING IS IDENTIFIED.

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T21**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

TITLE: **BALBOA AVENUE - KEARNY VILLA ROAD TO RUFFIN ROAD**

DEPARTMENT: TRANSPORTATION

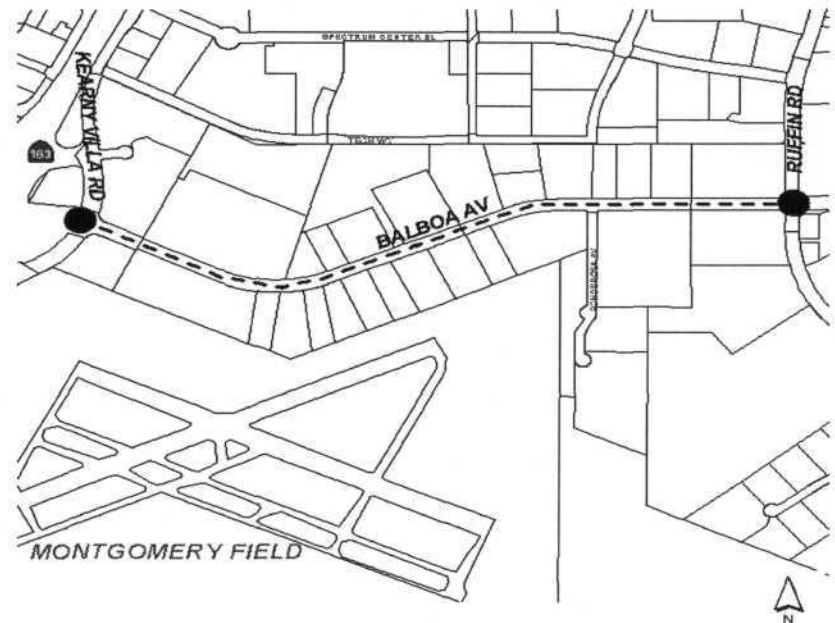
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
2,700,000	UNIDENTIFIED								
2,700,000	TOTAL	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT WILL WIDEN BALBOA AVENUE TO A MODIFIED SIX LANE PRIMARY ARTERIAL. PROVISIONS FOR CLASS II BICYCLE LANES IS PART OF THIS PROJECT.

**JUSTIFICATION:** BALBOA AVENUE IS NOW THE CITY OF SAN DIEGO'S. THIS PROJECT WILL IMPLEMENT THE TRANSPORTATION ELEMENT OF THE COMMUNITY PLAN AND WILL IMPROVE TRAFFIC CIRCULATION TO MATCH CITY-WIDE LEVELS OF SERVICE. (PROJECT KM-11 IN 1996 FINANCING PLAN)

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE AT A FUTURE DATE WHEN THIS PROJECT CAN COMPETE FOR FLEXIBLE CONGESTION RELIEF (FCR) FUNDING AS ONE POSSIBLE FUNDING SOURCE.

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T22**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

TITLE: **KEARNY MESA TRANSIT CENTER**

DEPARTMENT: TRANSPORTATION

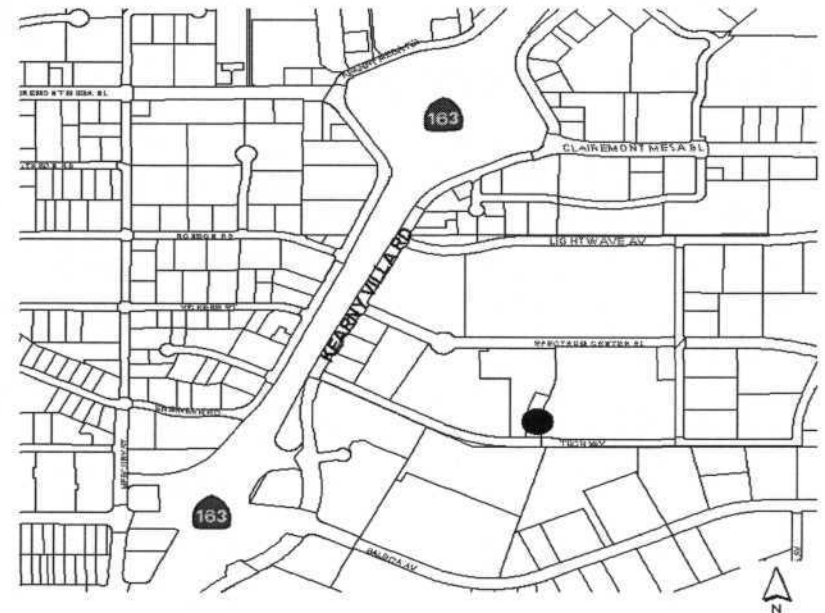
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
325,000	MTDB		25,000	150,000	150,000				
1,100,000	UNIDENTIFIED								
1,425,000	<b>TOTAL</b>	0	25,000	150,000	150,000	0	0	0	0

**DESCRIPTION:** THIS PROJECT WILL PROVIDE AN OFF-STREET, TEN BUS-BAY REGIONAL TRANSIT CENTER THAT WILL SERVE AS THE KEY ACCESS AND TRANSFER FACILITY FOR THE KEARNY MESA COMMUNITY. THE STRUCTURE WILL MAXIMIZE PEDESTRIAN CONNECTIONS TO NEARBY COMMERCIAL/RETAIL DEVELOPMENT, AS WELL AS PROVIDE FOR REGIONAL TRANSFER CONNECTIONS BETWEEN LOCAL AND EXPRESS ROUTES. SHELTERS, LIGHTING, LANDSCAPING AND A 50-SPACE PARK AND RIDE LOT ARE INCLUDED. MTDB, IN COORDINATION WITH THE DEVELOPER, HAS IDENTIFIED THE PREFERRED SITE LOCATED ALONG TECH WAY MID-POINT BETWEEN KEARNY VILLA ROAD AND PARAMOUNT DRIVE.

**JUSTIFICATION:** MTDB ACTIVELY PROMOTES JOINT DEVELOPMENT PROJECTS LIKE THE KEARNY MESA TRANSIT CENTER TO ENHANCE TRANSIT RIDERSHIP BY MAKING TRANSIT MORE CONVENIENT TO WHERE PEOPLE LIVE, WORK, AND SHOP. KEARNY MESA IS A KEY REGIONAL TRANSFER POINT IN THE MTDB SERVICE AREA AND IS CURRENTLY SERVED BY FOUR EXPRESS SERVICES. TRANSFER CONNECTIONS OCCUR AT AN ON-STREET TRANSFER POINT THAT LACKS ADEQUATE SPACE FOR DEDICATED BUS BAYS, CREATES CIRCUITOUS OUT-OF-DIRECTION LOOPS FOR SEVERAL ROUTES, LACKS MANY CUSTOMER AMENITIES DUE TO SITE CONSTRAINTS AS WELL AS A PARK-AND-RIDE FACILITY TO FACILITATE ACCESS FROM NEARBY COMMUNITIES. WITH THE IMPORTANCE OF KEARNY MESA AS A REGIONAL TRANSFER FACILITY POINT COMBINED WITH THE INADEQUACIES OF THE EXISTING FACILITY, THERE HAS BEEN A LONG-STANDING NEED TO CONSTRUCT AN OFF-STREET TRANSIT CENTER. (PROJECT KM-43 IN 1996 FINANCING PLAN)

**SCHEDULE:** ENVIRONMENTAL STUDIES WILL BE COMPLETED IN FY 2001, WITH FINAL DESIGN WORK TO BE COMPLETED IN FY 2002. CONSTRUCTION IS SCHEDULED FOR FY 2003 CONTINGENT ON IDENTIFICATION OF FUNDING.

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T23**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

TITLE: **ARCHITECTURAL BARRIERS REMOVAL (CURB RAMPS)**

DEPARTMENT: TRANSPORTATION

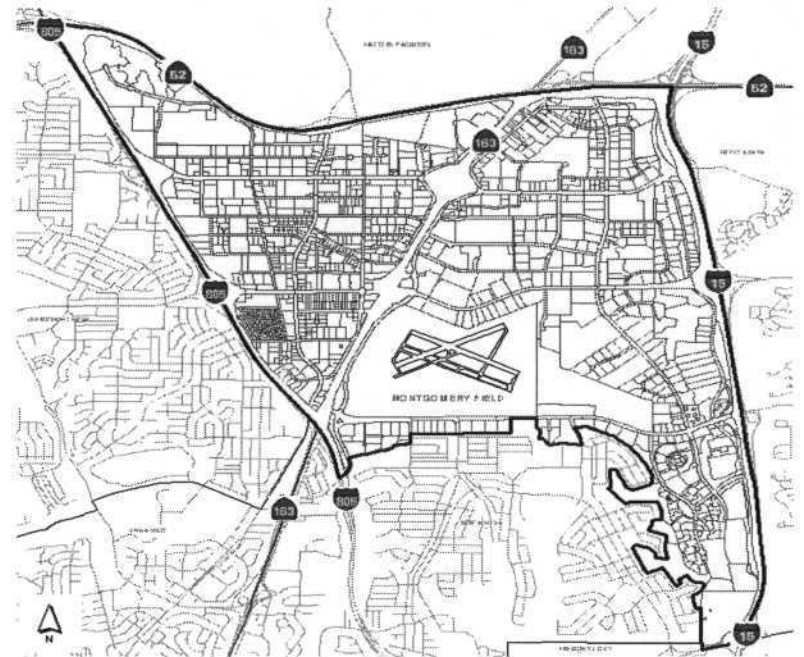
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
165,000	UNIDENTIFIED								
165,000	<b>TOTAL</b>	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE REMOVAL OF ARCHITECTURAL BARRIERS AT 110 LOCATIONS FOR \$1,500 PER BARRIER THROUGHOUT THE KEARNY MESA COMMUNITY.

**JUSTIFICATION:** THE PHYSICALLY DISABLED, VISUALLY DISABLED AND MANY SENIOR CITIZENS FIND THEIR MOBILITY RESTRICTED BY CURBS WHICH THEY FIND DIFFICULT OR IMPOSSIBLE TO NEGOTIATE. (PROJECT KM-33 IN 1996 FINANCING PLAN)

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED WHEN FUNDING IS IDENTIFIED.

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T24**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

**TITLE: STONECREST BOULEVARD - WEST CANYON AVENUE TO DALEY CENTER DRIVE**

DEPARTMENT: TRANSPORTATION

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
800,000	SUBDIVIDER (STONECREST)								
800,000	TOTAL	0	0	0	0	0	0	0	0

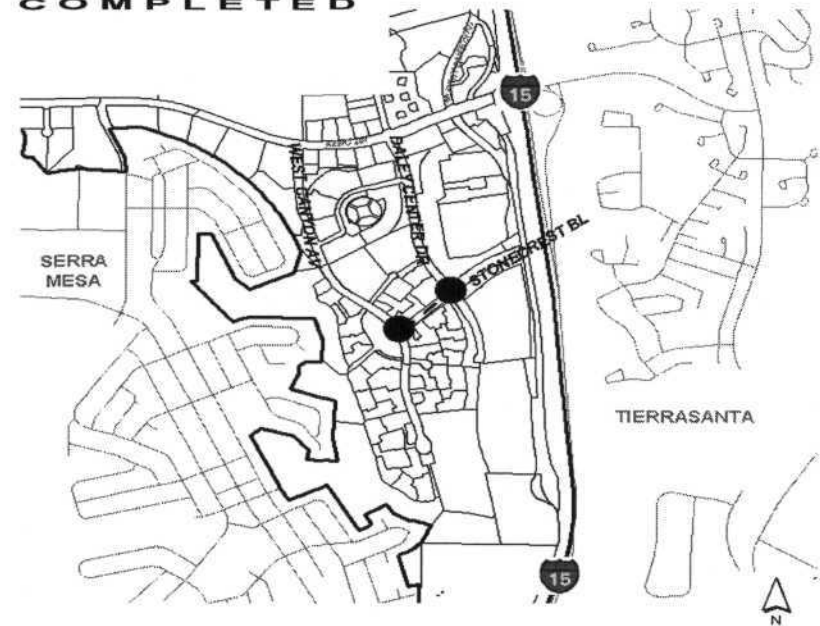
DESCRIPTION: THIS PROJECT WILL PROVIDE A TWO LANE COLLECTOR STREET WITH A CENTER TURN LANE AND CLASS II BIKE LANES.

JUSTIFICATION: THIS PROJECT WILL IMPLEMENT THE TRANSPORTATION ELEMENT OF THE COMMUNITY PLAN AND WILL IMPROVE TRAFFIC CIRCULATION TO MATCH CITY-WIDE LEVELS OF SERVICE FOR THE DEVELOPING AREAS OF THE COMMUNITY.  
(PROJECT KM-32 IN 1996 FINANCING PLAN)

SCHEDULE: COMPLETED

RELATIONSHIP TO GENERAL AND COMMUNITY PLANS: THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.

**COMPLETED**



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T25**

COUNCIL DISTRICT: 6

COMMUNITY: KEARNY MESA

**TITLE: DALEY CENTER DRIVE - 1200' SOUTH OF AERO DRIVE TO STONECREST BOULEVARD**

**DEPARTMENT: TRANSPORTATION**

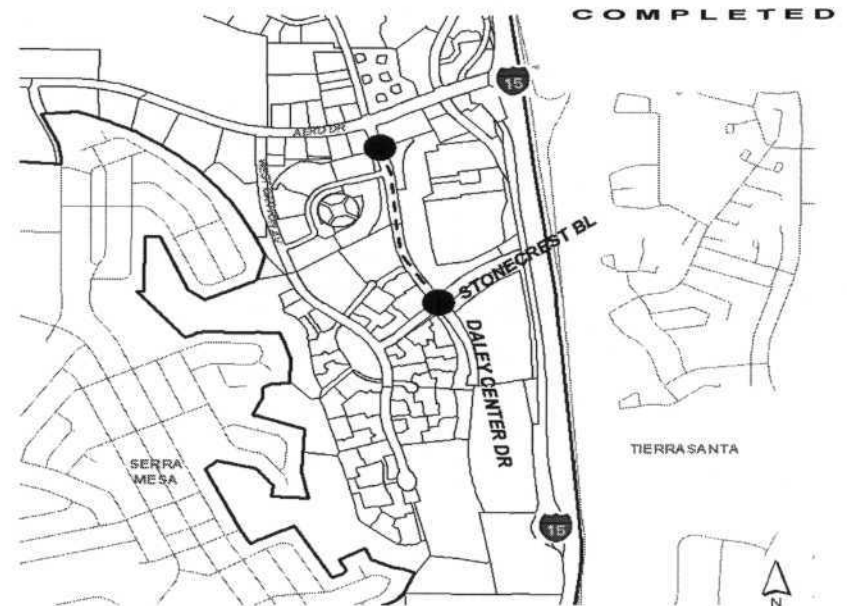
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
	300,000 SUBDIVIDER (STONECREST)								
	300,000 TOTAL	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT WILL COMPLETE CONSTRUCTION OF FULL WIDTH IMPROVEMENTS TO A FOUR LANE MAJOR STREET WITH CLASS II BIKE LANES.

**JUSTIFICATION:** THIS PROJECT WILL IMPLEMENT THE TRANSPORTATION ELEMENT OF THE COMMUNITY PLAN AND WILL IMPROVE TRAFFIC CIRCULATION TO MATCH CITY-WIDE LEVELS OF SERVICE FOR THE DEVELOPING AREAS OF THE COMMUNITY.  
(PROJECT KM-21 IN 1996 FINANCING PLAN)

**SCHEDULE:** COMPLETED

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.





**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T26**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

**TITLE: DALEY CENTER DRIVE - STONECREST BOULEVARD TO  
STONECREST DEVELOPMENT SOUTHERN LIMITS**

**DEPARTMENT: TRANSPORTATION**

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
1,000,000	SUBDIVIDER (STONECREST)								
1,000,000	<b>TOTAL</b>	0	0	0	0	0	0	0	0

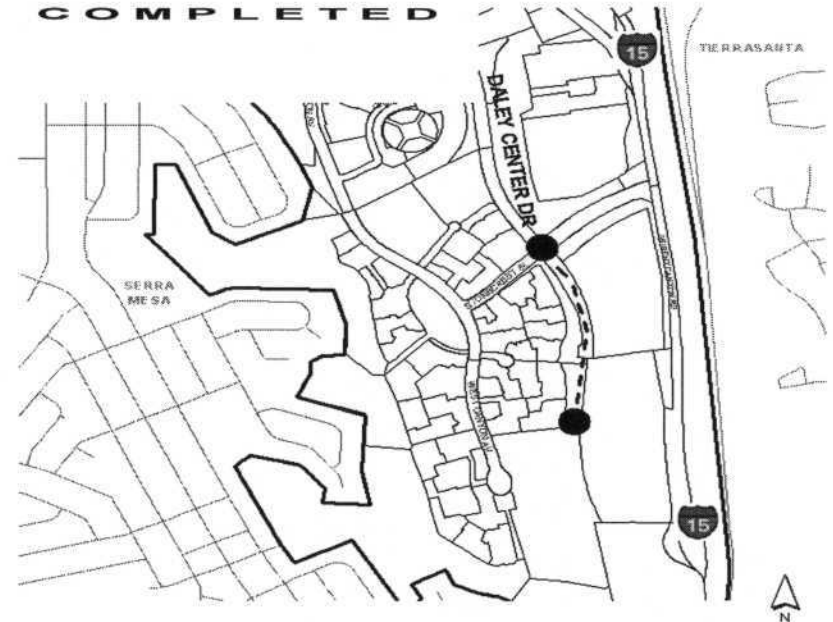
**DESCRIPTION:** THIS PROJECT WILL PROVIDE A FOUR LANE MAJOR STREET WITH CLASS II BICYCLE LANES. THIS PROJECT WILL TRANSITION TO A TWO LANE COLLECTOR WITH A CUL-DE-SAC AT THE SOUTHERN LIMITS OF THE INCREDIBLE UNIVERSE DEVELOPMENT. RESERVATION OF RIGHT-OF-WAY, FROM THE TRANSITION AREA SOUTH OF STONECREST BOULEVARD TO THE SOUTHERN LIMITS OF THE CUL-DE-SAC, WILL ACCOMMODATE THE FUTURE EXTENSION OF A PROPOSED LIGHT RAIL TRANSIT LINE.

**JUSTIFICATION:** THIS PROJECT WILL IMPLEMENT THE TRANSPORTATION ELEMENT OF THE COMMUNITY PLAN AND WILL IMPROVE TRAFFIC CIRCULATION TO MATCH CITY-WIDE LEVELS OF SERVICE FOR THE DEVELOPING AREAS OF THE COMMUNITY.  
(PROJECT KM-22 IN 1996 FINANCING PLAN)

**SCHEDULE:** COMPLETED

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.

**COMPLETED**





**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T27**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

**TITLE: WEST CANYON AVENUE - 1600' SOUTH OF AERO DRIVE TO  
THE STONECREST DEVELOPMENT SOUTHERN LIMITS**

**DEPARTMENT: TRANSPORTATION**

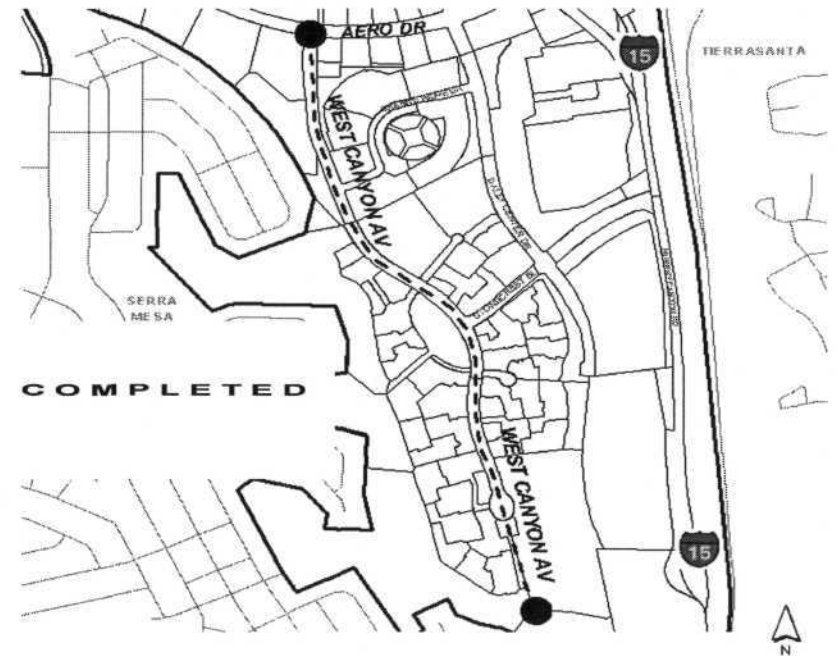
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
2,400,000	SUBDIVIDER (STONECREST)								
2,400,000	<b>TOTAL</b>	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT WILL PROVIDE A FOUR LANE COLLECTOR STREET, THEN TRANSITION TO A TWO LANE COLLECTOR WITH A CENTER TURN LANE TO STONECREST BOULEVARD. IT WILL PROVIDE A TWO LANE COLLECTOR, WITH A CENTER TURN LANE, TO THE STONECREST SOUTHERN LIMITS AND INCLUDES CLASS III BIKE LANES.

**JUSTIFICATION:** THIS PROJECT WILL IMPLEMENT THE TRANSPORTATION ELEMENT OF THE COMMUNITY PLAN AND WILL IMPROVE TRAFFIC CIRCULATION TO MATCH CITY-WIDE LEVELS OF SERVICE FOR THE DEVELOPING AREAS OF THE COMMUNITY.  
(PROJECT KM-27 IN 1996 FINANCING PLAN)

**SCHEDULE:** COMPLETED

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T28**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

TITLE: **TRAFFIC SIGNALS**

DEPARTMENT: TRANSPORTATION

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
264,000	DIF	22,454	101,546		140,000				
264,000	<b>TOTAL</b>	22,454	101,546	0	140,000	0	0	0	0

**DESCRIPTION:** THIS PROJECT WILL PROVIDE FOR THE INSTALLATION OF TRAFFIC SIGNALS AT THE FOLLOWING LOCATIONS IN THE KEARNY MESA AREA:

- (1) SR-52 WESTBOUND OFF-RAMP AND KEARNY VILLA ROAD (KM-45\*)
- (2) RIDGEHAVEN COURT AND RUFFIN ROAD (KM-34\*)

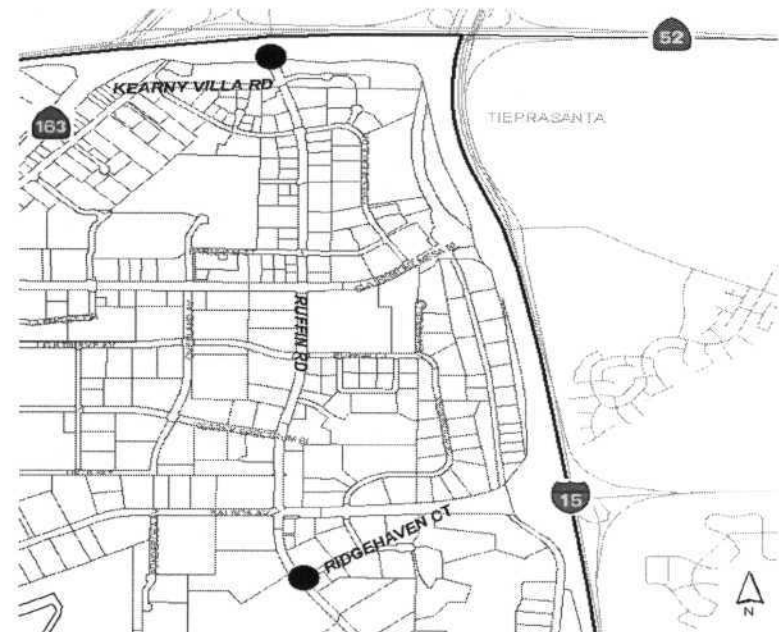
**JUSTIFICATION:** INCREASING TRAFFIC VOLUMES AND CHANGING TRAFFIC PATTERNS REQUIRE SIGNALS AT THESE INTERSECTIONS.

**SCHEDULE:** DESIGN AND CONSTRUCTION OF PROJECT #1 WILL BE COMPLETED IN FY 2002. PROJECT #2 WAS ORIGINALLY SCHEDULED FOR COMPLETION IN 1993; WILL BE FUNDED AND COMPLETED IN FY 2003 AS A PRIORITY PROJECT.

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES

CIP # 62-292.9

\* Project number in 1996 financing plan)



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T29**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

TITLE: **TRAFFIC SIGNALS (COMPLETED)**

DEPARTMENT: TRANSPORTATION

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
	100,000 DIF								
	200,000 SUBDIVIDER								
	100,000 TRANSNET								
	304,000 STATE								
	<b>704,000 TOTAL</b>	0	0	0	0	0	0	0	0

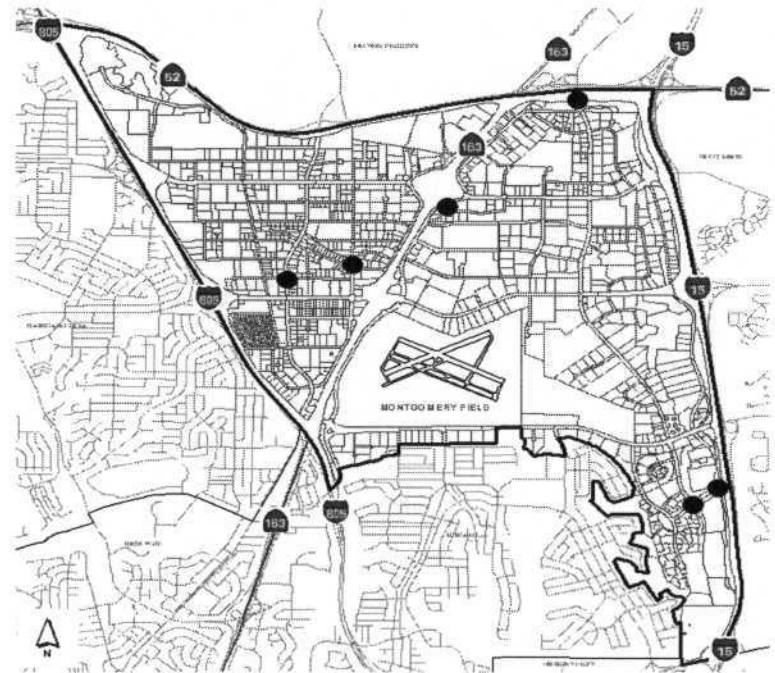
**DESCRIPTION:** THESE PROJECTS PROVIDED FOR THE INSTALLATION OF TRAFFIC SIGNALS IN THE KEARNY MESA COMMUNITY.

- (1) SR-52 EASTBOUND OFF-RAMP AND KEARNY VILLA ROAD (KM-44)
- (2) CONVOY STREET AND DAGGET STREET (KM-35)
- (3) ENGINEER ROAD AND MERCURY ROAD (KM-4)
- (4) KEARNY VILLA ROAD AND KEARNY VILLA WAY (KM-5)
- (5) STONECREST BOULEVARD AND DALEY CENTER DRIVE (KM-47)
- (6) MURPHY CANYON ROAD AND STONECREST BOULEVARD (KM-48)

**JUSTIFICATION:** INCREASING TRAFFIC VOLUMES AND CHANGING TRAFFIC PATTERNS REQUIRED SIGNALS AT THESE INTERSECTIONS.

**SCHEDULE:** COMPLETED

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T30**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

**TITLE: TRAFFIC SIGNAL INTERCONNECT SYSTEM-AERO DRIVE FROM  
CONVOY STREET TO SANDROCK ROAD**

**DEPARTMENT: TRANSPORTATION**

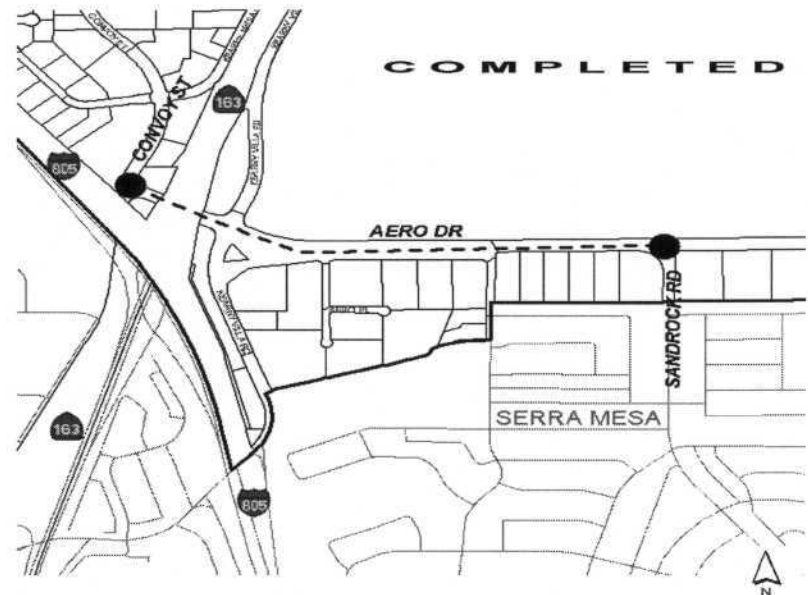
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
76,457	DIF								
76,457	<b>TOTAL</b>	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE INSTALLATION OF A TRAFFIC SIGNAL INTERCONNECT SYSTEM ON AERO DRIVE BETWEEN CONVOY STREET AND SANDROCK ROAD.

**JUSTIFICATION:** THIS PROJECT WILL ASSIST IN PROVIDING EFFICIENT SIGNAL COORDINATION TO IMPROVE TRAFFIC FLOW. (PROJECT KM-2 IN 1996 FINANCING PLAN)

**SCHEDULE:** COMPLETED

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T31**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

**TITLE: TRAFFIC SIGNAL INTERCONNECT SYSTEM-CONVOY STREET  
FROM RONSON ROAD TO AERO DRIVE**

DEPARTMENT: TRANSPORTATION

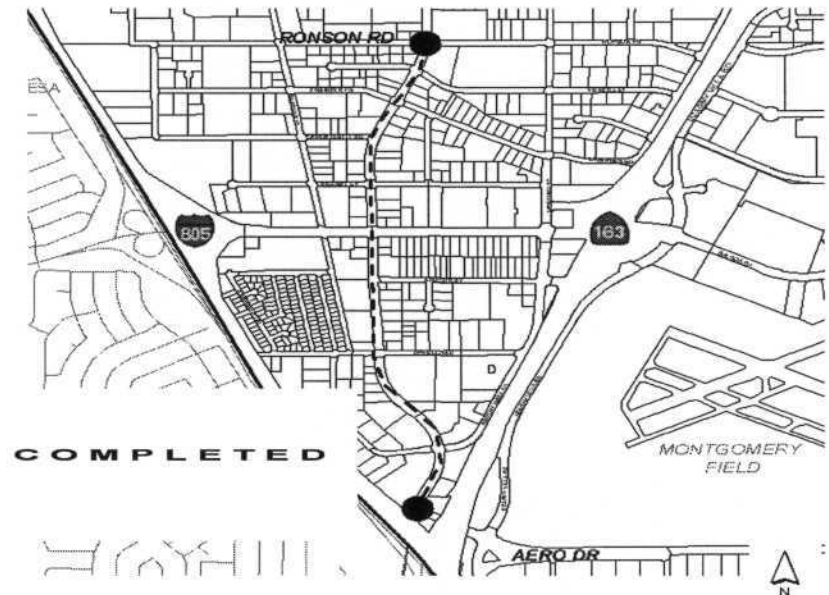
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
116,702	DIF								
116,702	TOTAL	0	0	0	0	0	0	0	0

DESCRIPTION: THIS PROJECT PROVIDES FOR THE INSTALLATION OF A TRAFFIC SIGNAL INTERCONNECT SYSTEM ON CONVOY STREET BETWEEN RONSON ROAD AND AERO DRIVE.

JUSTIFICATION: THIS PROJECT ASSISTS IN PROVIDING EFFICIENT SIGNAL COORDINATION TO IMPROVE TRAFFIC FLOW. (PROJECT KM-3 IN 1996 FINANCING PLAN)

SCHEDULE: COMPLETED

RELATIONSHIP TO GENERAL AND COMMUNITY PLANS: THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T32**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

**TITLE: RUFFNER STREET - CLAIREMONT MESA BOULEVARD TO COLLINS-ALLRED SITE**

DEPARTMENT: TRANSPORTATION

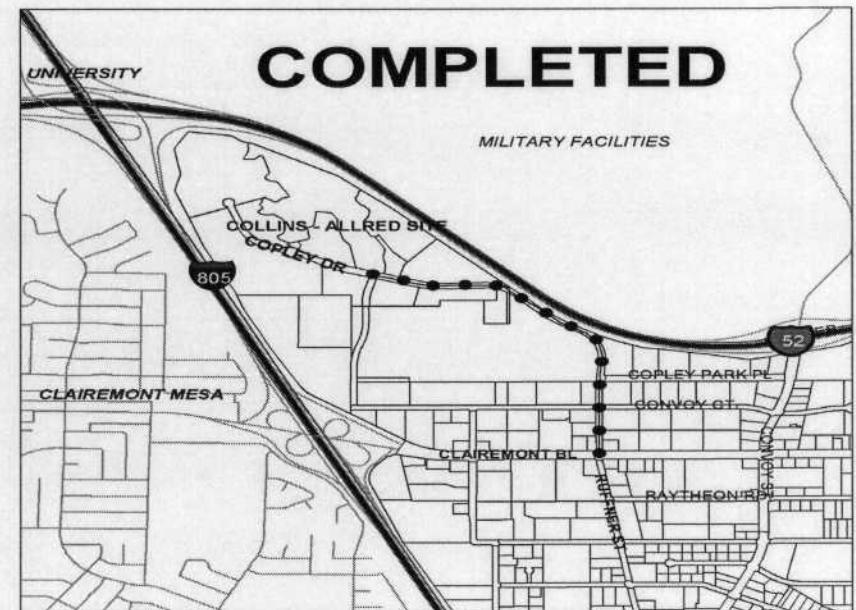
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
10,800,000	SUBDIVIDER (ALLRED/COLLINS)								
10,800,000	<b>TOTAL</b>	0	0	0	0	0	0	0	0

DESCRIPTION: THIS PROJECT PROVIDES A MODIFIED FOUR LANE COLLECTOR WITH CLASS II BICYCLE LANES FROM THE COLLINS-ALLRED SITE TO CLAIREMONT MESA BOULEVARD.

JUSTIFICATION: THIS PROJECT IMPLEMENTS THE TRANSPORTATION ELEMENT OF THE COMMUNITY PLAN AND WILL IMPROVE TRAFFIC CIRCULATION TO MATCH CITY-WIDE LEVELS OF SERVICE. (PROJECT 28 IN 1996 FINANCING PLAN)

SCHEDULE: COMPLETED

RELATIONSHIP TO GENERAL AND COMMUNITY PLANS: THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.





**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T33**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

TITLE: **STONECREST BOULEVARD - DALEY CENTER DRIVE TO I-15**

DEPARTMENT: TRANSPORTATION

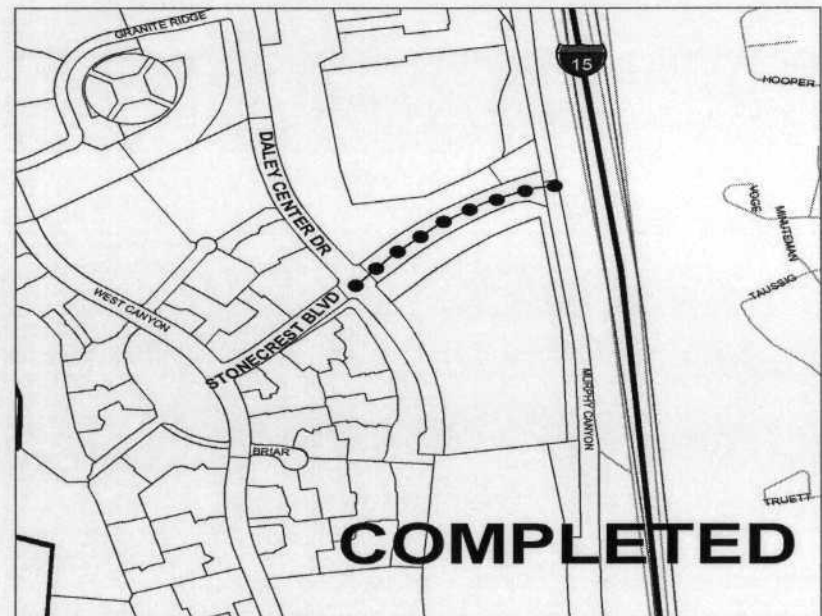
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
1,000,000	SUBDIVIDER (STONECREST)								
1,000,000	TOTAL	0	0	0	0	0	0	0	0

DESCRIPTION: THIS PROJECT PROVIDES FOR A SIX LANE MAJOR STREET. NO BICYCLE FACILITIES ARE PROVIDED FOR IN THIS PROJECT.

JUSTIFICATION: THIS PROJECT IMPLEMENTS THE TRANSPORTATION ELEMENT OF THE COMMUNITY PLAN AND WILL IMPROVE TRAFFIC CIRCULATION TO MATCH CITY-WIDE LEVELS OF SERVICE FOR THE DEVELOPING AREAS OF THE COMMUNITY. (PROJECT KM-31 IN 1996 FINANCING PLAN)

SCHEDULE: COMPLETED

RELATIONSHIP TO GENERAL AND COMMUNITY PLANS: THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.





**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-T34**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

TITLE: **CLAIREMONT MESA BOULEVARD AND SHAWLINE STREET - INTERSECTION**

DEPARTMENT: TRANSPORTATION

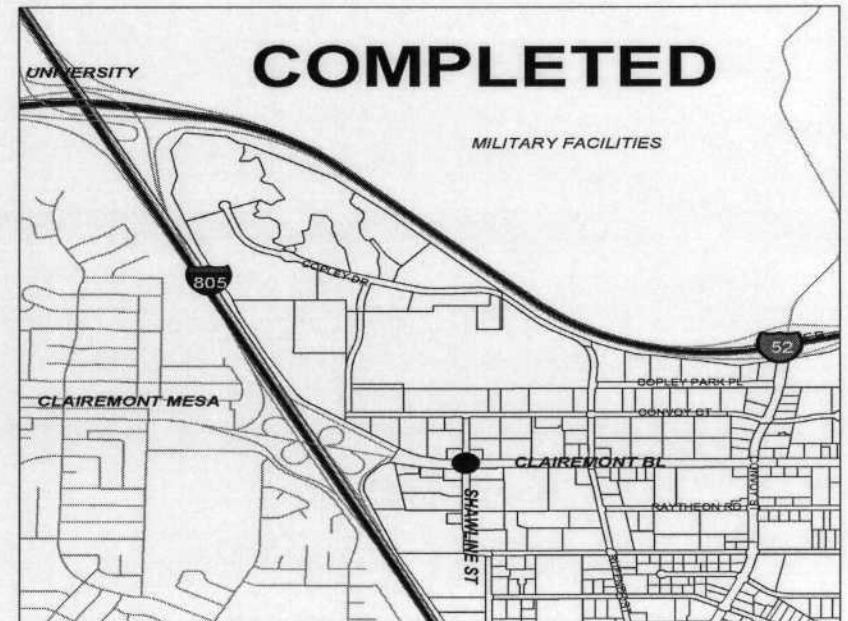
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
220,000	SUBDIVIDER (MCGRATH)								
220,000	TOTAL	0	0	0	0	0	0	0	0

DESCRIPTION: THIS PROJECT PROVIDES ADDITIONAL LEFT AND RIGHT TURN LANES AT THE INTERSECTION OF CLAIREMONT MESA BOULEVARD AND SHAWLINE STREET.

JUSTIFICATION: THIS PROJECT IMPROVES TRAFFIC FLOW AND RELIEVES CONGESTION AT THIS INTERSECTION. (PROJECT 39 IN 1996 FINANCING PLAN)

SCHEDULE: COMPLETED

RELATIONSHIP TO GENERAL AND COMMUNITY PLANS: THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-L1**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

TITLE: **SERRA MESA LIBRARY**

DEPARTMENT: LIBRARY

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
4,550,500	DIF	477,633	3,912,867		160,000				
500,000	SUBDIVIDER								
102,500	UNIDENTIFIED								
<b>5,153,000</b>	<b>TOTAL</b>	<b>477,633</b>	<b>3,912,867</b>	<b>0</b>	<b>160,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

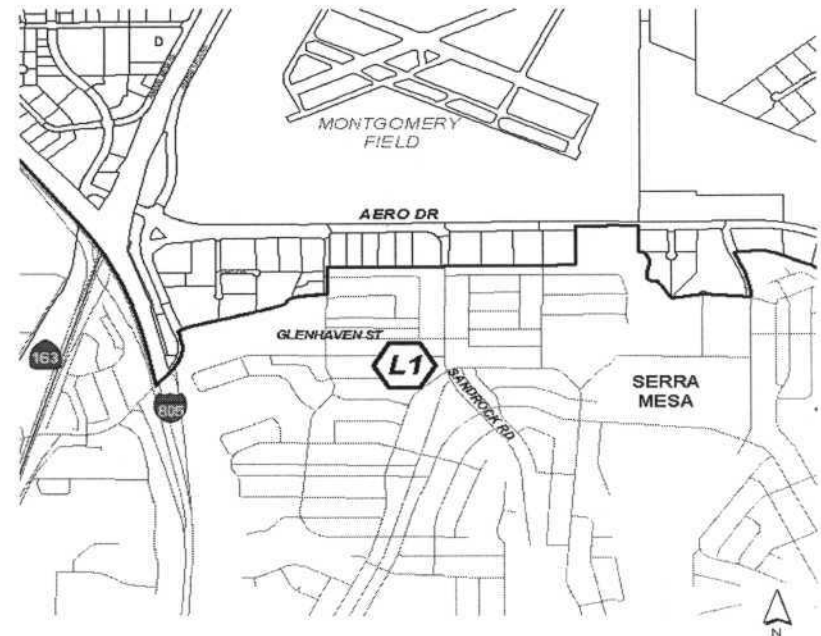
**DESCRIPTION:** THIS PROJECT PROVIDES FOR A 15,000 SQUARE FOOT LIBRARY ON CITY-OWNED PROPERTY LOCATED ON THE 8900 BLOCK OF AERO DRIVE IN THE SERRA MESA AND KEARNY MESA COMMUNITIES. PROJECT COSTS ARE SHARED WITH SERRA MESA (\$7,500).

**JUSTIFICATION:** THE EXISTING LIBRARY IS TOO SMALL TO PROVIDE ADEQUATE LIBRARY SERVICES TO THIS COMMUNITY. IT CONTAINS NO MEETING ROOM FACILITIES, INADEQUATE PARKING, AND NO SEPARATION FOR THE CHILDREN'S AREA AND QUIET STUDY AREAS. (PROJECT KM-57 IN 1996 FINANCING PLAN)

**SCHEDULE:** CONCEPTUAL DESIGN BEGAN IN FY98. AN ENVIRONMENTAL PERMIT IS PENDING WITH THE ARMY CORPS OF ENGINEERS. THE DESIGN AND CONSTRUCTION PHASES WILL BEGIN AT THE COMPLETION OF THE PERMIT PROCESS USING CONTINUING APPROPRIATIONS.

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES

CIP NO: 35-089.0



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-P1**

COUNCIL DISTRICT: 6

COMMUNITY: KEARNY MESA

TITLE: **NEIGHBORHOOD PARK - ACQUISITION & DEVELOPMENT**

DEPARTMENT: PARK & RECREATION

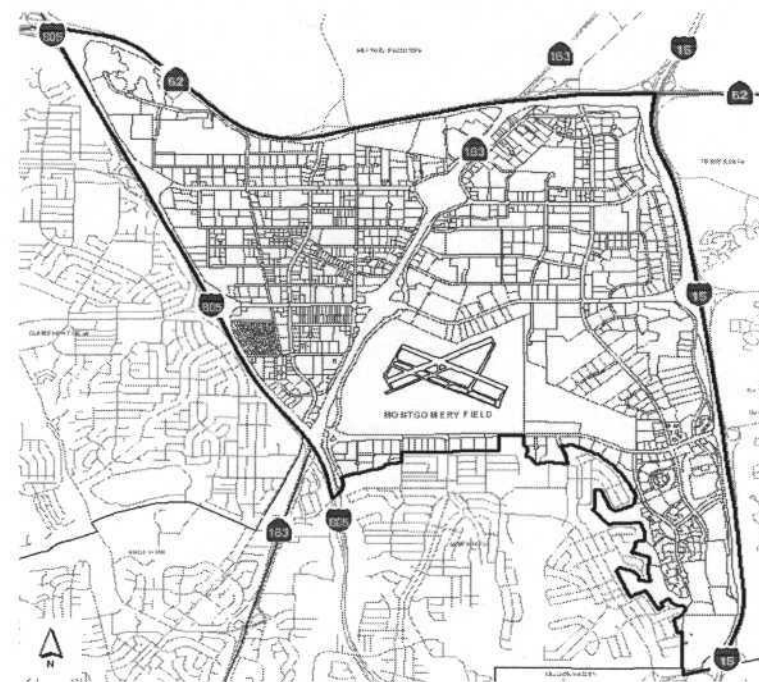
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
20,070,400	UNIDENTIFIED								
20,070,400	<b>TOTAL</b>	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT WILL PROVIDE FOR THE ACQUISITION, DESIGN AND CONSTRUCTION OF 17.92 USEABLE ACRES OF PROPERTY IN THE KEARNY MESA COMMUNITY PLANNING AREA. THIS PROPERTY MAY BE IN ONE OR MORE SITES OF FIVE TO TEN ACRES WITHIN A ½ MILE RADIUS OF THE RESIDENTIAL DEVELOPMENT.

**JUSTIFICATION:** THE COMMUNITY OF KEARNY MESA HAS NO EXISTING NEIGHBORHOOD OR COMMUNITY PARKS TO SERVE RESIDENTS. THIS PROJECT WILL MEET THOSE NEEDS.

**SCHEDULE:** THIS PROJECT WILL BE SCHEDULED WHEN FUNDING IS IDENTIFIED.

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-P2**

COUNCIL DISTRICT: 6  
COMMUNITY: CLAIREMONT MESA

TITLE: **HICKMAN FIELD ATHLETIC AREA - DESIGN AND CONSTRUCT**

DEPARTMENT: PARK AND RECREATION

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
440,000	UNIDENTIFIED - KEARNY MESA'S SHARE ONLY (4%)								
440,000	<b>TOTAL</b>	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT WILL PROVIDE FOR THE TURFING, DESIGN AND CONSTRUCTION OF 2 ACRES (4% OF 44 ACRES), INCLUDING PAVED PARKING, LIGHTING, BALL FIELD FENCING, PICNIC AREAS AND RESTROOMS. THE \$11,000,000 PROJECT WILL BE SHARED WITH:

	PERCENTAGE	AMOUNT
CLAIREMONT MESA	36%	3,960,000
SERRA MESA	10%	1,100,000
CITY OF SAN DIEGO	50%	5,500,000

**JUSTIFICATION:** THE KEARNY MESA COMMUNITY PLAN CALLS FOR FUTURE DEVELOPMENT OF THIS FACILITY IN A COMMUNITY OTHERWISE DEVOID OF PUBLIC RECREATIONAL OPPORTUNITIES.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED WHEN FUNDING IS IDENTIFIED.

**RELATIONSHIP TO COMMUNITY AND GENERAL PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-P3**

COUNCIL DISTRICT: 6  
COMMUNITY: CLAIREMONT MESA

TITLE: **HICKMAN FIELD ATHLETIC AREA - RECREATION BUILDING**

DEPARTMENT: PARK AND RECREATION

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
<b>160,000</b>	UNIDENTIFIED - KEARNY MESA'S SHARE ONLY (4%)								
<b>160,000</b>	<b>TOTAL</b>	0	0	0	0	0	0	0	0

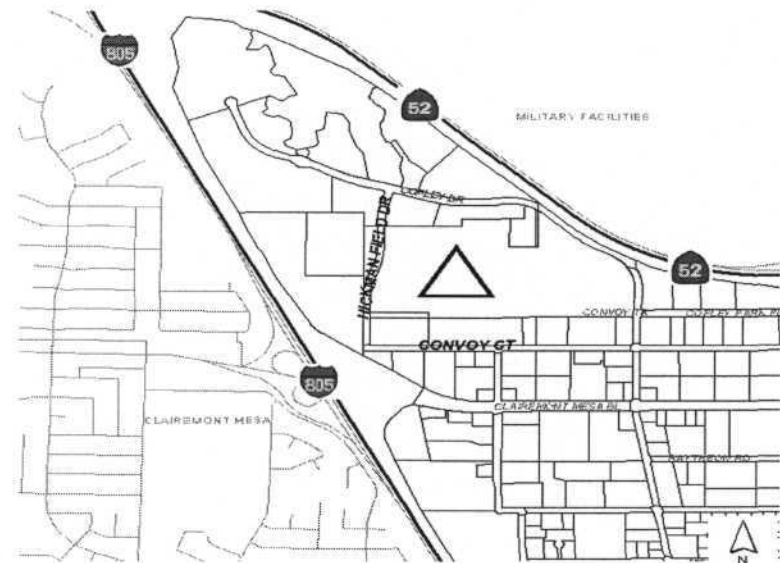
**DESCRIPTION:** THIS PROJECT WILL PROVIDE FOR THE DESIGN AND CONSTRUCTION OF A 20,000 SQUARE FOOT RECREATION BUILDING. THE \$4,000,000 PROJECT WILL BE SHARED WITH:

	PERCENTAG	AMOUNT
CLAIREMONT MESA	36%	1,440,000
SERRA MESA	10%	400,000
CITY OF SAN DIEGO	50%	2,000,000

**JUSTIFICATION:** THE PROGRESS GUIDE AND GENERAL PLAN RECOMMENDS THAT A RECREATIONAL BUILDING BE PROVIDED FOR EVERY 25,000 RESIDENTS OF A COMMUNITY.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED WHEN FUNDING IS IDENTIFIED.

**RELATIONSHIP TO COMMUNITY AND GENERAL PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-P4**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

TITLE: **HICKMAN ATHLETIC FIELD - COMMUNITY SWIMMING POOL**

DEPARTMENT: PARK & RECREATION

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
120,000	UNIDENTIFIED - KEARNY MESA'S SHARE ONLY (4%)								
120,000	<b>TOTAL</b>	0	0	0	0	0	0	0	0

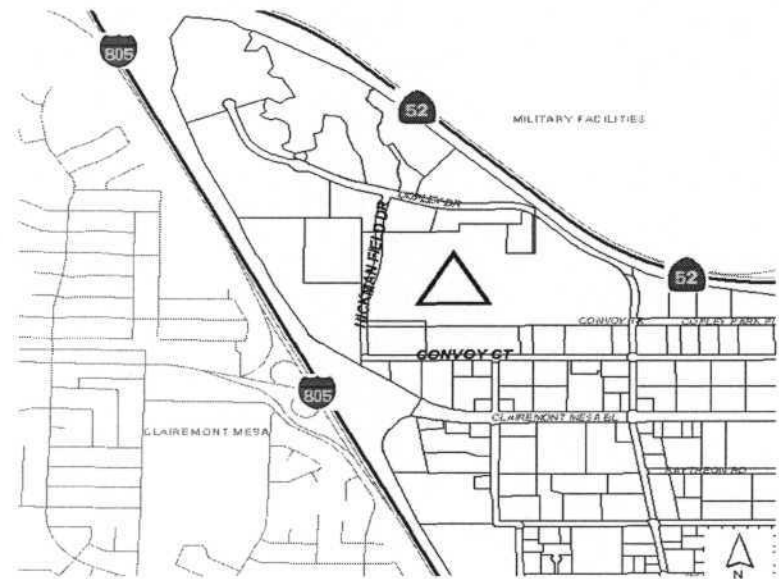
**DESCRIPTION:** THIS PROJECT WILL PROVIDE FOR THE DESIGN AND CONSTRUCTION OF A COMMUNITY SWIMMING POOL SERVING THE SURROUNDING COMMUNITIES. THE TOTAL COST OF \$3,000,000 WILL BE SHARED WITH:

	PERCENTAGE	AMOUNT
CLAIREMONT MESA	36%	1,080,000
SERRA MESA	10%	300,000
CITY OF SAN DIEGO	50%	1,500,000

**JUSTIFICATION:** THE KEARNY MESA COMMUNITY PLAN CALLS FOR DEVELOPMENT OF THIS FACILITY.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED WHEN FUNDING IS IDENTIFIED.

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.





**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-P5**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

**TITLE: SERRA MESA COMMUNITY PARK DEVELOPMENT - AERO DRIVE PROPERTY**

DEPARTMENT: PARK & RECREATION

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
0									
0	<b>TOTAL</b>	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT WOULD HAVE PROVIDED FOR THE DEVELOPMENT OF THIS 9-ACRE PARK TO ADD SUCH AMENITIES AS CHILDREN'S PLAY AREA, OPEN PLAY AREA, PICNIC AREA AND SHELTER, PARKING, AND OTHER FACILITIES AS REQUIRED.

**JUSTIFICATION:** THE KEARNY MESA AND SERRA MESA COMMUNITY PLANS CALLED FOR THE FUTURE DEVELOPMENT OF THIS FACILITY IN COMMUNITIES WHERE EXISTING FACILITIES ARE INADEQUATE TO PROVIDE PUBLIC RECREATIONAL OPPORTUNITIES.

**SCHEDULE:** DELETED PER PARK & RECREATION DEPARTMENT, SERRA MESA FACILITIES ARE CONSIDERED SEPARATE FROM KEARNY MESA.

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT WAS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.





**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-P6**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

TITLE: **JONES ELEMENTARY SCHOOL TURFING**

DEPARTMENT: PARK & RECREATION

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
	0								
	0 TOTAL	0	0	0	0	0	0	0	0

DESCRIPTION: THIS PROJECT WOULD HAVE PROVIDED FOR THE DESIGN AND CONSTRUCTION OF FOUR USEABLE ACRES OF A JOINT USE FACILITY AT JONES ELEMENTARY SCHOOL.

JUSTIFICATION: THE KEARNY MESA AND SERRA MESA COMMUNITY PLANS IDENTIFIED THE NEED OF ADDITIONAL FACILITIES TO SERVE THE RESIDENTS OF THESE COMMUNITIES.

SCHEDULE: DELETED PER PARK & RECREATION DEPARTMENT, SERRA MESA FACILITIES ARE CONSIDERED SEPARATE FROM KEARNY MESA.

RELATIONSHIP TO GENERAL AND COMMUNITY PLANS: THIS PROJECT WAS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-P7**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

TITLE: **SERRA MESA COMMUNITY PARK RECREATION BUILDING**

DEPARTMENT: PARK & RECREATION

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
<b>DELETED</b>									
<b>0 TOTAL</b>		0	0	0	0	0	0	0	0

DESCRIPTION: THIS PROJECT WOULD HAVE PROVIDED FOR THE DEMOLITION OF THE UNDERSIZED AND OVERUSED RECREATION BUILDING AND PROVIDE FOR THE DESIGN AND CONSTRUCTION OF A 20,000 SQUARE FOOT RECREATION BUILDING TO ADEQUATELY SERVE THE RESIDENTS OF SERRA MESA AND KEARNY MESA.

JUSTIFICATION: THE KEARNY MESA AND SERRA MESA COMMUNITY PLANS CALLED FOR THE DEVELOPMENT OF THIS FACILITY IN A COMMUNITY WHERE EXISTING FACILITIES WERE INADEQUATE TO PROVIDE PUBLIC RECREATIONAL OPPORTUNITIES.

SCHEDULE: DELETED PER PARK & RECREATION DEPARTMENT, SERRA MESA FACILITIES ARE CONSIDERED SEPARATE FROM KEARNY MESA.

RELATIONSHIP TO GENERAL AND COMMUNITY PLANS: THIS PROJECT WAS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-F1**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

**TITLE: FIRE STATION #28 RELOCATION, FIRE HELICOPTER  
SUPPORT FACILITY AND REPAIR FACILITY EXPANSION**

**DEPARTMENT: FIRE DEPARTMENT**

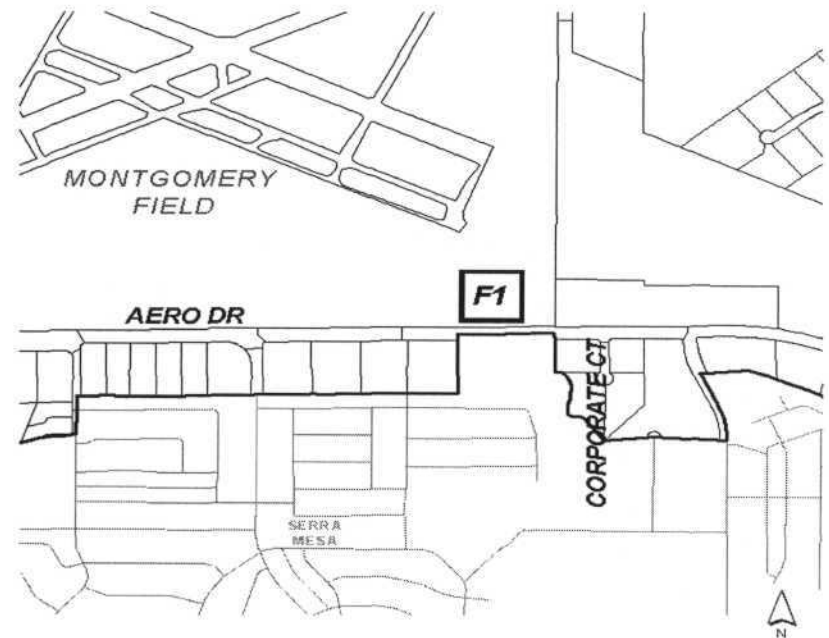
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
2,256,750	UNIDENTIFIED								
428,000	BOND (REPAIR FACILITY)								
2,684,750	<b>TOTAL</b>	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT WILL PROVIDE FOR A 50% SHARE OF THE \$5,369,500 COST WITH SERRA MESA FOR THE RELOCATION AND CONSTRUCTION OF A LARGER FIRE STATION. THE STATION WOULD HOUSE UP TO 16 PERSONNEL AND PROVIDE FOR A HELICOPTER SUPPORT FACILITY WITH A LANDING PAD. MOVING THE STATION WOULD ALLOW FOR NEEDED EXPANSION OF THE REPAIR FACILITY.

**JUSTIFICATION:** THE EXISTING STATION WAS BUILT IN 1964 AND HAS BECOME UNDERSIZED FOR THE REQUIRED NUMBER OF PERSONNEL AND APPARATUS. IT IS LOCATED ADJACENT TO THE REPAIR FACILITY, THEREFORE THE STATION WOULD NEED TO BE RELOCATED IN ORDER TO FACILITATE EXPANSION OF THE REPAIR FACILITY TO MORE ADEQUATELY MEET THE NEEDS OF THE COMMUNITY. (PROJECT KM-51 IN 1996 FINANCING PLAN)

**SCHEDULE:** DESIGN, PURCHASE OF LAND AND CONSTRUCTION WILL OCCUR WHEN FUNDING IS IDENTIFIED. BOND SALES IN FY 2003 AND 2004 WILL PROVIDE \$428,000 TO EXPAND THE REPAIR SHOP.

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PROJECT: KM-F2**

COUNCIL DISTRICT: 6  
COMMUNITY: KEARNY MESA

TITLE: **FIRE STATION #36 - RECONSTRUCTION**

DEPARTMENT: FIRE DEPARTMENT

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
	200,000 UNIDENTIFIED								
	200,000 TOTAL	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE RENOVATION OF FIRE STATION #36 ON CHATEAU DRIVE. THE REMAINING 80% OF THE \$1,000,000 TOTAL COST WILL BE PROVIDED FOR BY THE CLAIREMONT MESA COMMUNITY.

**JUSTIFICATION:** THIS PROJECT IS REQUIRED TO MAINTAIN ADEQUATE COVERAGE OF THE SERVICE AREA. (PROJECT KM-52 IN 1996 FINANCING PLAN)

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED WHEN FUNDING IS IDENTIFIED.

**RELATIONSHIP TO GENERAL AND COMMUNITY PLANS:** THIS PROJECT IS CONSISTENT WITH THE KEARNY MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



# KEARNY MESA PLANNING GROUP

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c/o Gibbs Flying Service, Inc.  
8906 Aero Drive  
San Diego, CA 92123  
858-277-0162 FAX 858-277-0854

July 12, 2002

The Honorable Byron Wear, Chair  
Land Use and Housing Committee  
City of San Diego  
202 C Street  
San Diego, CA 92101

Re: Kearny Mesa Public Facilities Financing Plan Update  
July 17, 2002 Meeting Agenda

Dear Chairman Wear and Committee Members,

Please accept this letter as the comments from the Kearny Mesa Planning Group on the Kearny Mesa Public Facilities Financing Plan Update that is being discussed at the July 17 Land Use and Housing Committee meeting. As an initial comment, during the group's review of the Plan Update many recommendations were made by our members. We are pleased that the staff included some of those recommendations in this Plan Update. There remain a few proposed projects where we respectively disagree with the staff recommendations. However our main disagreement is really not with the Plan or staff but with a Park and Rec policy that they were required to incorporate into this Plan. The group voted 14-0-0 at our June 19 regular meeting to not make a specific recommendation on the Plan Update but only to offer the following comments on specific elements in the Plan where our opinion differs from staff.

1. **Project P1 Neighborhood Park** The group has previously recommended that a study and perhaps revision of the Population Based Park Standards be made as they apply to Kearny Mesa higher density in-fill type projects (Sunroad Centrum Process 2000 No96004778 comments Nov 21, 2001 and May 3, 2002, Strategic Framework Element March 11, 2002). Our recommendation asked for recognition of, and minimum standards for providing, private recreational facilities in planned higher density developments. Today, if a residential developer provides a pool, clubhouse, fitness center, sports courts or passive turf areas, no credit is provided toward the Population Based Park Standards, because they are private facilities. Instead a public park area is supposed to be dedicated to the City or in-lieu fees are paid to a park fund for facilities that will probably never be provided. We believe that some incentive should be given to developers to provide these private facilities, with a minimum standard, as they do meet many of the needs of their residents. Partial in-lieu fees then can be collected to "someday" provide for the other public recreational elements. With this change at least the residents of these newer projects will be provided some facilities. Current City policies provide incentive for the developers to provide nothing, as in-lieu fees are probably less expensive than providing the "private" facilities. Also most projects are not large enough to require the minimum sized public park on their own. The result is everyone loses. New residents must use the existing undersized facilities, if there are any. Existing residents find their current recreation facilities more crowded. A policy change to allow for minimum standards with partial



credit toward Park and Rec fees is needed. That is one change that we are advocating even though it is really beyond the scope of this Financing Plan. Private recreational facilities in new developments are better than no facilities. The only parks we have in Kearny Mesa were created privately, Missile Park, Hickman Field and Stonecrest Recreation Center. Encourage them.

A revision of these Population Based Park Standards is also recommended in the Strategic Framework Element - City of Villages program. It recognizes that the shortage of residential land is at odds with the shortage of park and recreation land. Meeting both future needs may not be possible and something must change. High density developments could provide for some future housing needs and then leave some land available for recreational uses, but developers are not building at 50 or 75 units per acre in Kearny Mesa. They are building 20 to 25 units per acre with two car garages so the entire site is developed as private streets and buildings. They call this "urban". This is the residential product that they believe people want. We do not have the answers to this policy problem for the City's future growth, but believe that current regulations and fees discourage higher densities and private recreation facilities, making the problem worse. We support the Strategic Framework Element suggestion that Park and Recreation Policies need revision.

Kearny Mesa is primarily an industrial and commercial area of about 3,600 acres and about 80,000 jobs. We also have 1700+ residential units with just less than 1000 in process. There remains very little vacant Kearny Mesa employment land. Overall the City is just as short of employment land as residential land. The residential product that is being encouraged by the City to help meet our housing crisis is high density urban type projects. What is being built is medium density and is it absorbing our remaining employment land. Our comments to the Strategic Framework Element suggested that a balance be created between future employment needs and housing needs. Both are interrelated, if no new jobs are created, then housing needs will decline. If there is no additional housing available, then employers will expand elsewhere to meet their employment needs. This Park and Rec standard is a third element that must be factored into the future City land needs. Employment needs, residential needs and recreation needs are all competing for the same limited resource, vacant or underutilized land. All needs must be quantified, forecast and balanced to set the growth policies for the future. Today's emphasis is only on solving the housing problem. All future requirements need to be studied and planned together. We support a lesser standard for public recreation facilities in "urban" communities such as Kearny Mesa, in conjunction with required private recreation facilities in larger planned developments, and the current standard in the suburban single family areas.

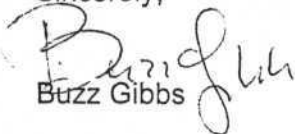
This proposed project requires fees for a 17.92 acres of park made up of either five or ten acres parcels. We recommend that the City and staff be realistic. There is little chance of ever acquiring the land or funds to create such facilities in Kearny Mesa. We have the opportunity for another 400 to 800 units to be developed in Kearny Mesa over the next few years. We believe that smaller parks are more appropriate and reasonably feasible projects. Hickman Field with its 44 acres of active sports fields meets those active recreation needs in Kearny Mesa. The future YMCA will also help. What future residents will need is smaller turf areas to walk and play on, near the new residential units. As all new residential projects in Kearny Mesa will be discretionary permits we believe that the City should encourage private recreation facilities of reasonable standards and use the past and future DIF to develop smaller public park areas adjacent to these new projects. The proposed Park and Recreation fee, while high, is probably not out of line with other current Plans. We just object to the City

collecting these Park and Rec fees and never getting anything in our area because the Park and Recreations standards are too high to ever be achieved.

2. Project T14 Convoy Street Bridge over SR-52      The Convoy Street Bridge crossing SR-52 is one of the major entries into Kearny Mesa. It is also the only access to the Miramar Landfill and the City's Waste Water Treatment Plant on the north side of SR-52. We believe that some significant portion of the bridge widening project should be a citywide assessment as the landfill traffic is a major component with citywide benefits. It is also our understanding that most times the State will provide significant funding for bridges over State routes. We do not understand why the State is shown as an "identified source" but all costs are allocated to Kearny Mesa. A better allocation would share the costs of this bridge with the Kearny Mesa DIF, citywide funds and the State.
3. Project T17 SR-52 Bike Path Convoy Street to Kearny Villa Road      Originally the group did not see the need for this bike route connection as there is no existing "bike route" to connect with at present. The revised Bike Master Plan has this as a "second priority" project to help complete the bike path system. Eventually there will be bike path to this point paralleling SR-52 and therefore we agree that it should be included in the Kearny Mesa DIF.
4. Project T19 Balboa Avenue Median and Bike Lane I-805 to Kearny Villa Road      The group disagrees with the Bike Master Plan on the suitability of having Balboa Avenue as a proposed Class 2 Bikeway. We believe that this highly congested roadway with higher speed traffic and numerous driveways is a poor area for a bikeway. However we realize that there are few alternatives available. The group's main objection with this project is the removal of the open median area on Balboa between Convoy and Mercury Streets. We believe this open median facilitates access into the numerous businesses on Balboa avenue which alleviates the need for U-turns at the already poor service level intersections of Convoy Street-Balboa Avenue and Mercury Street-Balboa Avenue. With the recent transfer of Balboa Avenue from the State to the City perhaps the median standards can be revised and this requirement removed. We recommend that the median improvement portion of this project be studied and if possible deleted from the Kearny Mesa Community Plan and that cost removed from the DIF.
5. Project T29 Traffic Signals      The group has previously voted to give the traffic signal proposed for Ruffin Road and Ridgehaven Court a priority. This will greatly help one of our major tenants, Solar Turbines, who has realigned their driveway to complement Ridgehaven, with signalized access for their employees and suppliers. The group recommends this project with that particular intersection being the highest priority.

Thank you for this opportunity to provide our comments on this Financing Plan for the future Kearny Mesa Public Facilities.

Sincerely,

  
Buzz Gibbs

cc: Cheryl Robinson



# KEARNY MESA

## DEVELOPMENT IMPACT FEE SCHEDULE

RESIDENTIAL PROPERTY					COMMERCIAL/INDUSTRIAL	
Transportation	Library	Park	Fire	Total per Residential Unit	Transportation	Fire 1,000 sf of Gross Building Area (GBA)
\$427	\$416	\$6,627	\$66	\$7,536	\$61	\$66